Alberta
AGRICULTURE

Land Use Branch

LAND USE BYLAWS:
THEIR INFLUENCE ON AGRICULTURE IN ALBERTA

Prepared By

Tamara Hursin
Resource Agrologist

January, 1988

Land Use Branch
Alberta Agriculture

ACKNOWLEDGEMENTS

Grateful acknowledgement is due to Isabel Simons who provided support throughout the bylaw review phase of the study. Acknowledgement is also due to the rural municipalities for providing comments on detailed bylaw review results. Appreciation is extended to Rita Nelson for typing the report and to Mel Miller for providing valuable comments and suggestions throughout the study including critique of the draft copy.

TABLE OF CONTENTS

	Page Number
ACKNOWLEDGEMENTS	ii
LIST OF TABLES	iv
LIST OF FIGURES	v
I. INTRODUCTION	1
II. DESCRIPTION OF STUDY AREA	1
III. METHODS	3
IV. RESULTS	5
Battle River Regional Planning Area	6
Calgary Regional Planning Area	9
Edmonton Metropolitan Regional Planning Area	12
Mackenzie Regional Planning Area	15
Municipal Affairs Planning Area	18
Oldman River Regional Planning Area	21
Palliser Regional Planning Area	25
Red Deer Regional Planning Area	28
Southeast Alberta Regional Planning Area	31
South Peace Regional Planning Area	34
Yellowhead Regional Planning Area	37
V. SUMMARY AND RECOMMENDATIONS	40
APPENDIX	55
REFERENCES	153

LIST OF TABLES

Page Number

1. Summary of Agricultural Land Use Regulations for Municipalities in the Battle River Regional Planning Area. 8

2. Summary of Agricultural Land Use Regulations for Municipalities in the Calgary Regional Planning Area 11

3. Summary of Agricultural Land Use Regulations for Municipalities in the Edmonton Metropolitan Regional Planning Area 14

4. Summary of Agricultural Land Use Regulations for Municipalities in the Mackenzie Regional Planning Area 17

5. Summary of Agricultural Land Use Regulations for Municipalities in the Municipal Affairs Planning Area 19

6. Summary of Agricultural Land Use Regulations for Municipalities in the Oldman River Regional Planning Area 24

7. Summary of Agricultural Land Use Regulations for Municipalities in the Palliser Regional Planning Area 27

8. Summary of Agricultural Land Use Regulations for Municipalities in the Red Deer Regional Planning Area 30

9. Summary of Agricultural Land Use Regulations for Municipalities in the Southeast Alberta Regional Planning Area. 33

10. Summary of Agricultural Land Use Regulations for Municipalities in the South Peace Regional Planning Area 36

11. Summary of Agricultural Land Use Regulations for Municipalities in the Yellowhead Regional Planning Area 39

12. Percentage of Settled Lands in the Regional Planning Areas Rated 1-3 and 4 by Canada Land Inventory. . 43

LIST OF FIGURES

Page Number

1. Regional Planning Area Boundaries 2
2. Battle River Regional Planning Area 7
3. Calgary Regional Planning Area. 10
4. Edmonton Metropolitan Regional Planning Area. 13
5. Mackenzie Regional Planning Area. 16
6. Municipal Affairs Planning Area 18
7. Oldman River Regional Planning Area 23
8. Palliser Regional Planning Area 26
9. Red Deer Regional Planning Area 29
10. Southeast Alberta Regional Planning Area. 32
11. South Peace Regional Planning Area. 35
12. Yellowhead Regional Planning Area 38
13. Definition of Better Agricultural Land 42
14. First Parcel Out. 45
15. MDS Applied to Intensive Livestock. 47
16. MDS Applied to Country Residential. 48
17. Majority of Cattle and Dairy Cows 50
18. Majority of Pigs. 51
19. Minimum Parcel Size for Extensive Agriculture 52
20. Agricultural Smallholdings. 54

I. INTRODUCTION

In 1982, the provincial government established specific policy direction for the conservation of better agricultural lands. The Alberta Planning Board instructed regional planning commissions to provide for the conservation of better lands by defining, for the guidance of their member municipalities, criteria for identifying these lands. Individual municipalities have been given regulatory authority to identify and protect better agricultural lands for uses related to agriculture. This approach provides for general policy direction from regional planning commissions while allowing municipalities an expanded, flexible role for local planning and policy implementation through detailed regulatory instruments such as land use bylaws. With most land use decisions and conflicts now made or resolved at the local level, municipalities have assumed the earlier role of planning commissions in controlling local planning functions. However, responsibility for land use issues ultimately lies with the province, and therefore, it is useful to periodically review agricultural land conservation regulations established by the provinces rural municipalities. The purpose of this study is to examine variations in municipal land use regulations and to assess their influence on agriculture.

II. DESCRIPTION OF STUDY AREA

Alberta is organized into ten regional planning commissions and an area administered by Municipal Affairs covering the north east portion of the province. These regional planning areas each encompass a portion of land containing several rural municipalities (figure 1). For purposes of this study, municipalities have been grouped according to the regional planning area they fall under. As such, results are presented by the following areas:

Battle River Regional Planning Area
Calgary Regional Planning Area
Edmonton Metropolitan Regional Planning Area
Mackenzie Regional Planning Area
Municipal Affairs Planning Area
Oldman River Regional Planning Area
Palliser Regional Planning Area
Red Deer Regional Planning Area
Southeast Alberta Regional Planning Area
South Peace Regional Planning Area
Yellowhead Regional Planning Area

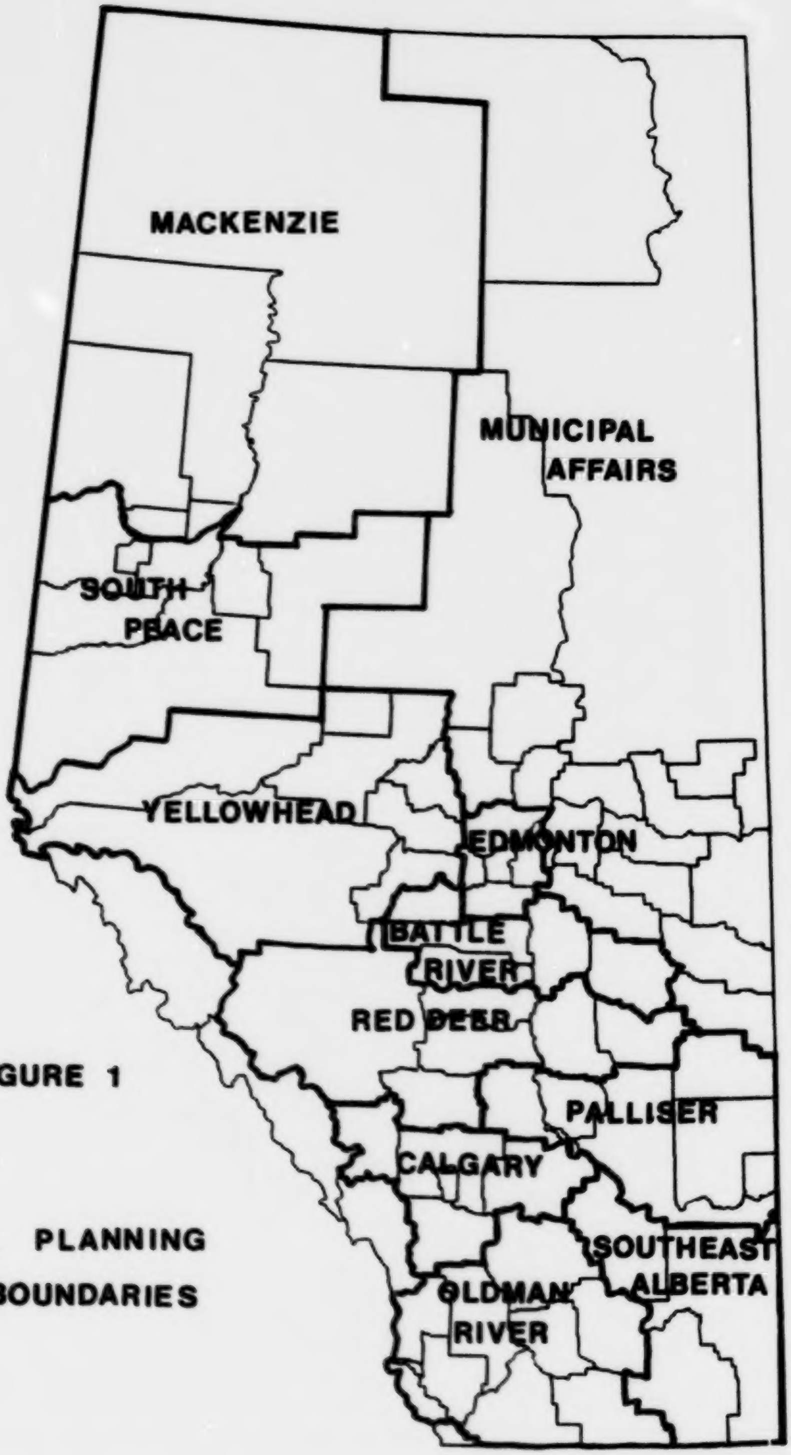

MACKENZIE
MUNICIPAL
AFFAIRS
SOUTH
PEACE
YELLOWHEAD
EDMONTON
BATTLE
RIVER
RED DEER
PALLISER
CALGARY
SOUTHEAST
ALBERTA
OLDMAN
RIVER

FIGURE 1

REGIONAL PLANNING AREA BOUNDARIES

III. METHODS

A detailed review of agricultural land use policies and regulations was completed for 64 municipalities. The most recent general municipal plans and land use bylaws (including amendments) in place as of April 30, 1987 were received directly from the municipalities and examined. Subsequent amendments to statutory documents are not reflected in this review. Following completion of the review, draft results were forwarded to the respective municipality for comments.

From this detailed bylaw review, selected agricultural land use regulations were compiled for each municipality (where available) including the following:

(1) DEFINITION OF BETTER AGRICULTURAL LANDS:

Better agricultural lands are usually identified using the Canada Land Inventory (CLI) rating for agricultural capability and/or the rural farmland assessment (RFA). Canada Land Inventory groups mineral soils into seven classes according to their potential and limitations for growing agricultural crops. The CLI system is based on climate, soil and landscape limitations and the degree of those limitations. CLI is useful at a broad scale, and municipalities use it to identify lands with highest capability for sustained annual production of cultivated crops (CLI 1-3) and potentially arable lands (CLI 4). Farmland assessment is an agricultural productivity rating supplied by municipal assessment offices for cultivated lands. The rating is at a detailed scale with assessments carried out at the quarter section level. Land is assessed on the basis of topography, stoniness and various soil factors. Ratings are expressed as a percentage of productivity relative to the best farmland in Alberta which is rated at 100 percent. For comparative purposes, arable agricultural lands rated 1 through 3 by CLI have a RFA rating of approximately 100 to 41 percent.

(2) FIRST PARCEL OUT PROVISION:

a) Universal Right - the separation of a single developed residential parcel from an unsubdivided quarter section is considered by the Alberta Government to be a universal right available to landowners across the province. Regional plans and municipal statutory documents must make provisions for this universal right.

b) Option - in accordance with Planning Board policy, regional plans must also make provisions for the separation of a single undeveloped residential parcel from an unsubdivided quarter section as an addition to the universal right. As such, this "option" allows a landowner to separate either a developed or undeveloped residential parcel from an unsubdivided quarter section (less restrictive). The "option" operates only if permitted in the general municipal plan or land use bylaw of the municipality.

(3) MINIMUM DISTANCE SEPARATION RESTRICTIONS:

Alberta Agriculture, in conjunction with Alberta Environment, have established a minimum distance separation (MDS) formula for calculating separation distances between potentially conflicting land uses such as intensive livestock operations and country residences. MDS is a site specific isolation distance based on the size and type of the livestock operation and the nature of the non-agricultural neighbour. For maximum effectiveness, it should be applied to both intensive livestock operations and encroaching country residences. Although incorporation of the MDS formula into bylaws does not give the municipalities siting jurisdiction over the Health Regulations, it does give them greater regulatory control over site planning.

(4) MINIMUM PARCEL SIZE FOR EXTENSIVE AGRICULTURE:

Historically, the quarter section has been the minimum parcel size for extensive agricultural activities in Alberta. However, there is an increasing demand for the subdivision of quarter sections into 80 acre parcels. The Alberta Planning Board does not make it mandatory for regional plans to set a minimum parcel size for agriculture; thus, this decision lies with the municipality.

(5) AGRICULTURAL SMALLHOLDINGS:

Municipalities must also decide if they will allow small agricultural holdings. There is an increasing demand for smallholdings 20 or 40 acres in size, particularly around urban centres. These smallholdings are intended for small scale agricultural pursuits, usually in association with country residences.

Land use regulations compiled for each municipality are presented by regional planning area in the following results section. This section is organized as follows:

(1) Selected agricultural policies in place in the regional plan. These policies are general in nature and guide member municipalities in their establishment of land use regulations. Municipal Affairs planning area is not required by the Alberta Planning Board to have a regional plan; thus, agricultural policies are not available for this area.

(2) A map illustrating the planning area boundary and member municipalities.

(3) Table summarizing the agricultural land use regulations of the member municipalities.

The detailed bylaw review is presented in appendix I and consists of two tables per municipality: Table 1, General Regulations, outlines the definition of better agricultural lands, and first parcel out and minimum distance separation restriction regulations, and Table 2, Districts, lists land use districts and selected uses per district. Results are presented in descending order by counties, municipal districts, improvement districts, and special areas.

IV. RESULTS

Battle River Regional Planning Area

1. Ratification Date of Regional Plan:

   November 16, 1982

2. Agriculture Policies:

   a) Definition of Better Agricultural Lands:

      Rural land which is capable of producing a reasonable cereal or forage crop. The protected lands will be: 1) east of the first climate line shown on Canada Land Inventory maps, all class 1, 2 and 3 soils, plus any class 4 soils which are cleared and in production; and 2) west of the climate line, all Class 1, 2, 3 and 4 soils, plus any Class 5 soils which are cleared and in production. Figure 2 shows the location of the climate line.

   b) First Parcel Out:

      One set of existing buildings with a habitable house, or a serviced site (as defined by the municipality) with an adequate safe water supply, may be subdivided out of a quarter section which is to remain in agriculture. The subdivided parcel shall be a small as possible in order to conserve agricultural land.

   c) Minimizing Land Use Conflicts:

      No land use which may be incompatible with a livestock operation will be allowed near any existing or authorized intensive animal operation. The actual separation distance will be determined using the MDS formula employed by Alberta Agriculture, or the public health regulations, whichever is greater. This policy will be enforced by the Commission through the subdivision approval process, and municipalities are urged to enforce it through their development control powers.

      The Commission will not approve subdivision for intensive animal operations close to areas of existing or future high density development such as acreages, resort cottages, recreational areas, or urban expansion. Municipalities are urged to consider future adjacent land uses before issuing development permits for intensive animal operations on unsubdivided land.

   d) Minimum Parcel Size For Extensive Agriculture:

      On better agricultural land a full quarter section will be the minimum agricultural parcel size. A piece of land which is cut off from the rest of the quarter by a physical barrier to cultivation, such as a coulee or railway, may be separated from the quarter provided that it has legal and physical access.

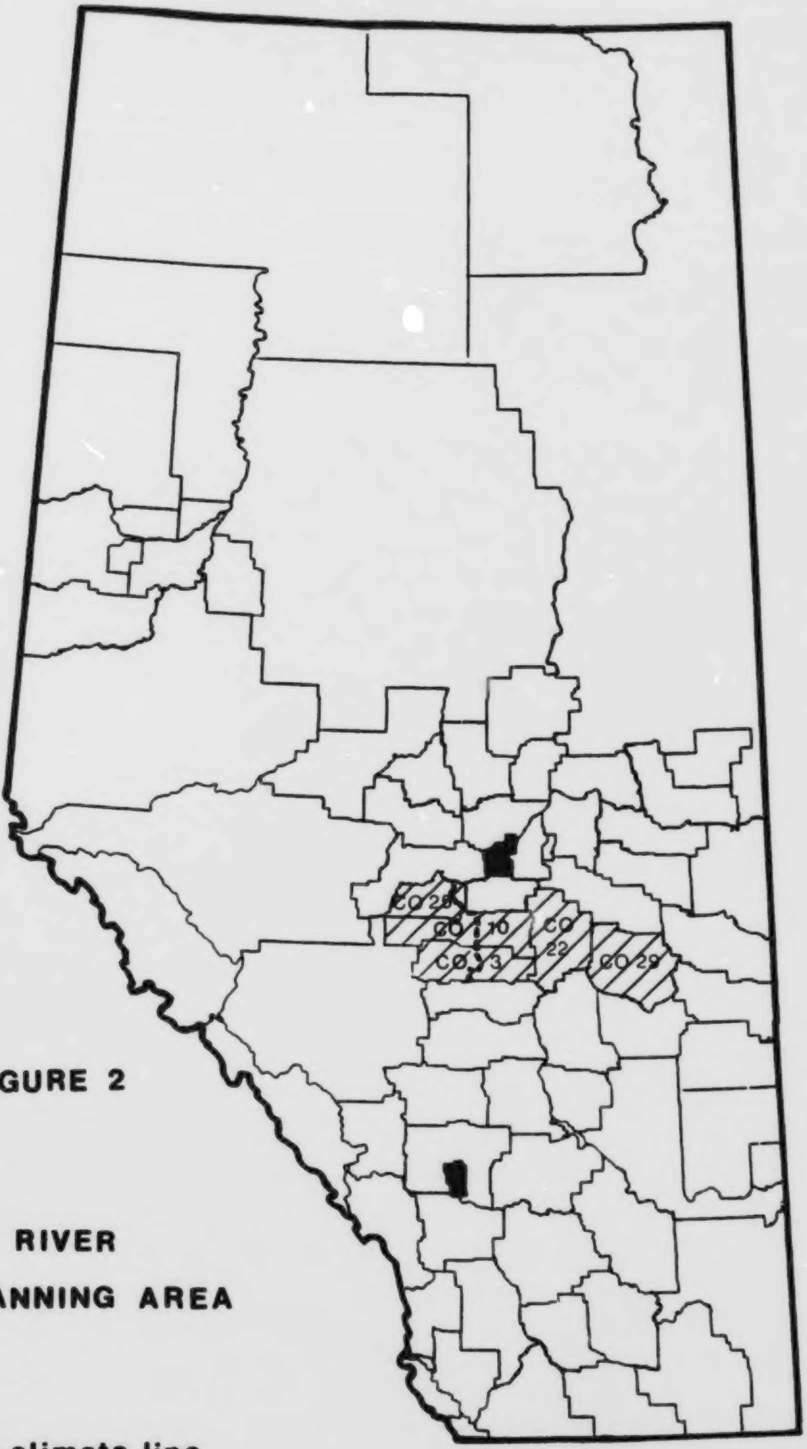

CO 25
CO 10
CO 3
CO 22
CO 29

FIGURE 2

BATTLE RIVER REGIONAL PLANNING AREA

----climate line

Table 1

Summary of Agricultural Land Use Regulations for Municipalities in the Battle River Regional Planning Area

Municipality	Definition of Better Agricultural Lands	Type of First Parcel Out	MDS Applied To:		Minimum Size for Extensive Agriculture (acres)	Agricultural Smallholdings Allowed
			Intensive Livestock Operations	Country Residence		
County 3, Ponoka	CLI 1-3 and 4 if cleared and in production (east of climate line). CLI 1-4 and 5 if cleared and in production (west of climate line).	Universal Right	Yes	Yes	160	Yes
County 10, Wetaskiwin	Land capable of producing a reasonable grain or hay crop when properly managed.	Option	Yes	Yes	160	Yes
County 22, Camrose	NS[1]	Universal Right	Yes	No	160	No
County 25, Leduc		Included in the Edmonton Metropolitan Regional Planning Area				
County 29, Flagstaff	NS	Universal Right	Yes	Yes	160	No

[1] NS - not specified in statutory documents

Calgary Regional Planning Area

1. Ratification Date of Regional Plan:

   May 9, 1984

2. Agricultural Policies:

   a) Definition of Better Agricultural Land:

      Higher capability agricultural land is defined as land with a Canada Land Inventory rating of class 1 to 3. In the ranching areas of the region west of Highway 2, municipalities shall also consider for identification and protection land rated CLI class 4 as higher capability agricultural land.

      In addition to conserving higher capability agricultural land, the Commission recommends that municipalities should also conserve CLI classes 4 and 5 where these lands have not already been subdivided into lots of 20 acres or less.

   b) First Parcel Out:

      A single residential lot shall be allowed to be subdivided from any unsubdivided quarter section where the parcel to be separated has situated thereon a developed residence.

      A municipal statutory plan and/or a land use bylaw may make provision for the subdivision from an unsubdivided quarter section of one lot when the purpose of the subdivision is to retain the balance of the quarter section as a single unsubdivided lot for continuing agricultural purposes.

   c) Minimizing Land Use Conflicts:

      Municipalities should ensure, in the review of proposals for new intensive agricultural uses, that potential conflict with existing land uses is avoided. Existing and anticipated expansion of country residential development should be a consideration in the location of intensive agricultural uses. Similarily, the impact of new country residential development on existing agricultural operations should be such as to avoid future conflict detrimental to the primary operation.

   d) Minimum Agricultural Parcel Size for Extensive Agriculture:

      Not specified in the regional plan.

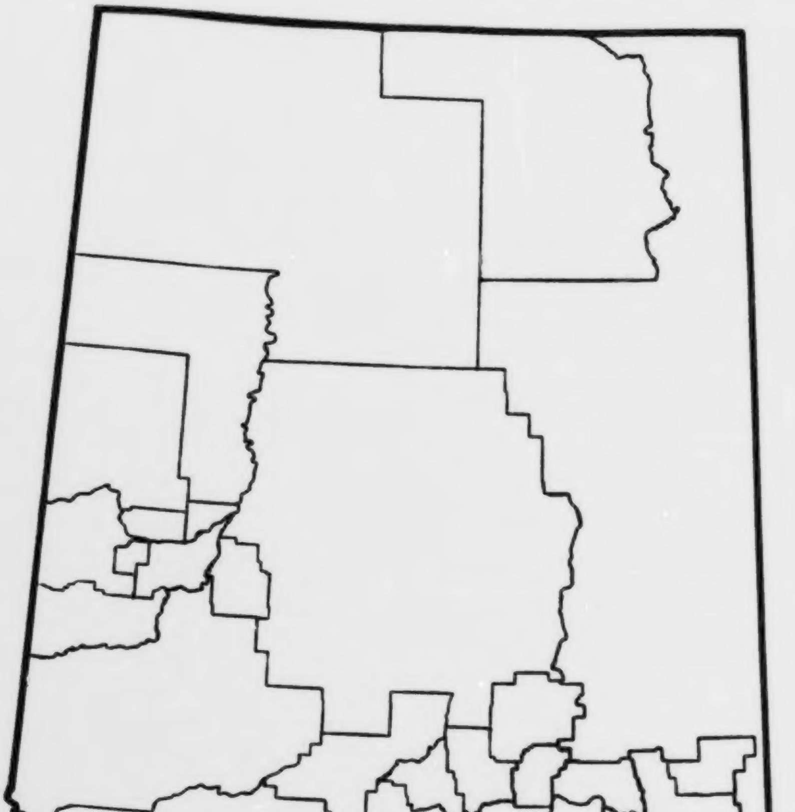

ID 8
MD 44
CO 16
MD 31

FIGURE 3

CALGARY
REGIONAL PLANNING AREA

Table 2

Summary of Agricultural Land Use Regulations for Municipalities in the Calgary Regional Planning Area

Municipality	Definition of Better Agricultural Lands	Type of First Parcel Out	MDS Applied To:		Minimum Size for Extensive Agriculture (acres)	Agricultural Smallholdings Allowed
			Intensive Livestock Operations	Country Residence		
County 16, Wheatland	CLI 1-3	Option	Yes	No	160	No
MD 31, Foothills	CLI 1-4	Universal Right	No	No	160	Yes
MD 44, Rockyview	CLI$_2$1-3 with FA[2] greater than 28%	Universal Right	No MDS recommended	No	160	Yes
I.D. 8	NS[1]	Universial Right	No	No	160	Yes

---

[1] NS - not specified in statutory documents

[2] FA - Farmland Assessment Rating

Edmonton Metropolitan Regional Planning Area

1. Ratification Date of Regional Plan:

   August 23, 1984

2. Agricultural Policies

   a) Definition of Better Agricultural Lands:

      All land with a Canada Land Inventory rating of class 1 and 2 and those lands rated as class 3 where the farmland assessment rating is 41% or higher. May include other cultivated or improved lands at the discretion of a rural municipality.

   b) First Parcel Out:

      Shall permit, on better agricultural land, the separation of the first residential parcel with a developed residence, or the separation of the first residential parcel without a developed residence if permitted in a general municipal plan or land use bylaw.

   c) Minimizing Land Use Conflicts:

      Land use bylaws and general municipal plans should provide for adequate separation between multi-parcel country residential land use and odor-causing, intensive agricultural activities, and provide for measures to minimize conflict between intensive agricultural activities and other land uses.

   d) Minimum Agricultural Parcel Size For Extensive Agriculture:

      A minimum parcel size of 160 acres more or less shall be maintained on better agricultural land. With criteria established in the general municipal plan and land use bylaw, the following exceptions may be permitted: 1) a minimum parcel size of 80 acres more or less where no physically severed parcels exist on the quarter section; or 2) the separation of physically severed parcels where, in the opinion of the subdivision approving authority, the parcel(s) is rendered unworkable for agricultural purposes. Further subdivision of physically severed parcels for country residential use should not be permitted on better agricultural land.

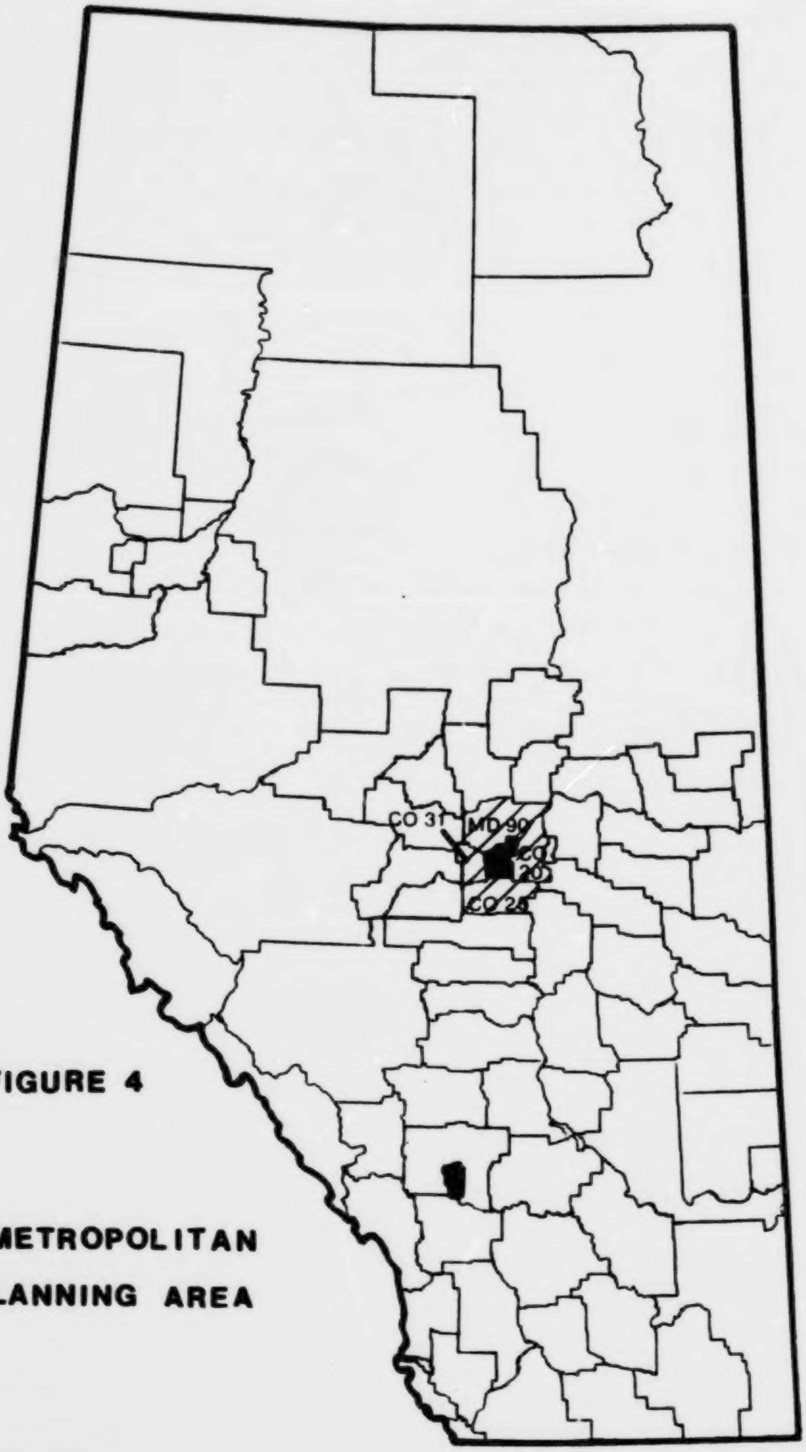

CO 31
MD 90
CO 20
CO 25

FIGURE 4

EDMONTON METROPOLITAN REGIONAL PLANNING AREA

Table 3

Summary of Agricultural Land Use Regulations for Municipalities in the Edmonton Metropolitan Regional Planning Area

Municipality	Definition of Better Agricultural Lands	Type of First Parcel Out	MDS Applied To:		Minimum Size for Extensive Agriculture (acres)	Agricultural Smallholdings Allowed
			Intensive Livestock Operations	Country Residence		
County 20, Strathcona	CLI 1-3	Option	No MDS may be applied in potential conflict situations	No	80	Yes
County 25, Leduc	CLI 1-3 and 4 west of the climate line	Option	Yes	Yes	160 or 80 depending on location in County	No
County 31, Parkland		Included in the Yellowhead Regional Planning Area				
MD 90, Sturgeon	CLI 1-3	Option	Yes	Yes	80	No

MacKenzie Regional Planning Area

1. Ratification Date of Regional Plan:

   March 8, 1985

2. Agricultural Policies:

   a) Definition of Better Agricultural Lands:

      Land having a Canada Land Inventory rating of class 1, 2, or 3 and at the discretion of the rural municipality, may include class 4 and/or other classifications of agricultural land as determined on a site specific basis. Excludes cut-off parcels which have been determined by the rural municipality to be of an insufficient size to farm, or land which a rural municipality determines as so badly fragmented by existing use or ownership that it has a low agricultural productivity or cannot logically be used for agricultural purposes.

   b) First Parcel Out:

      The separation of an existing farmstead shall be allowed where the farmstead is located on an unsubdivided quarter section. The subdivison of a single parcel other than a farmstead from an unsubdivided quartersection for residential purposes shall be allowed when the subdivision is allowed by the local plan.

   c) Minimizing Land Use Conflicts:

      Rural municipalities shall plan for agricultural areas by including in the local plans provisions for: 1) minimizing conflicts between agricultural and other land uses; and 2) the subdivision and development of intensive agricultural land uses and their relationship to other land uses.

      In evaluating proposals for country residential development, municipalities should consider the potential conflicts with existing farming operations.

   d) Minimum Parcel Size For Extensive Agriculture:

      Not specified in regional plan.

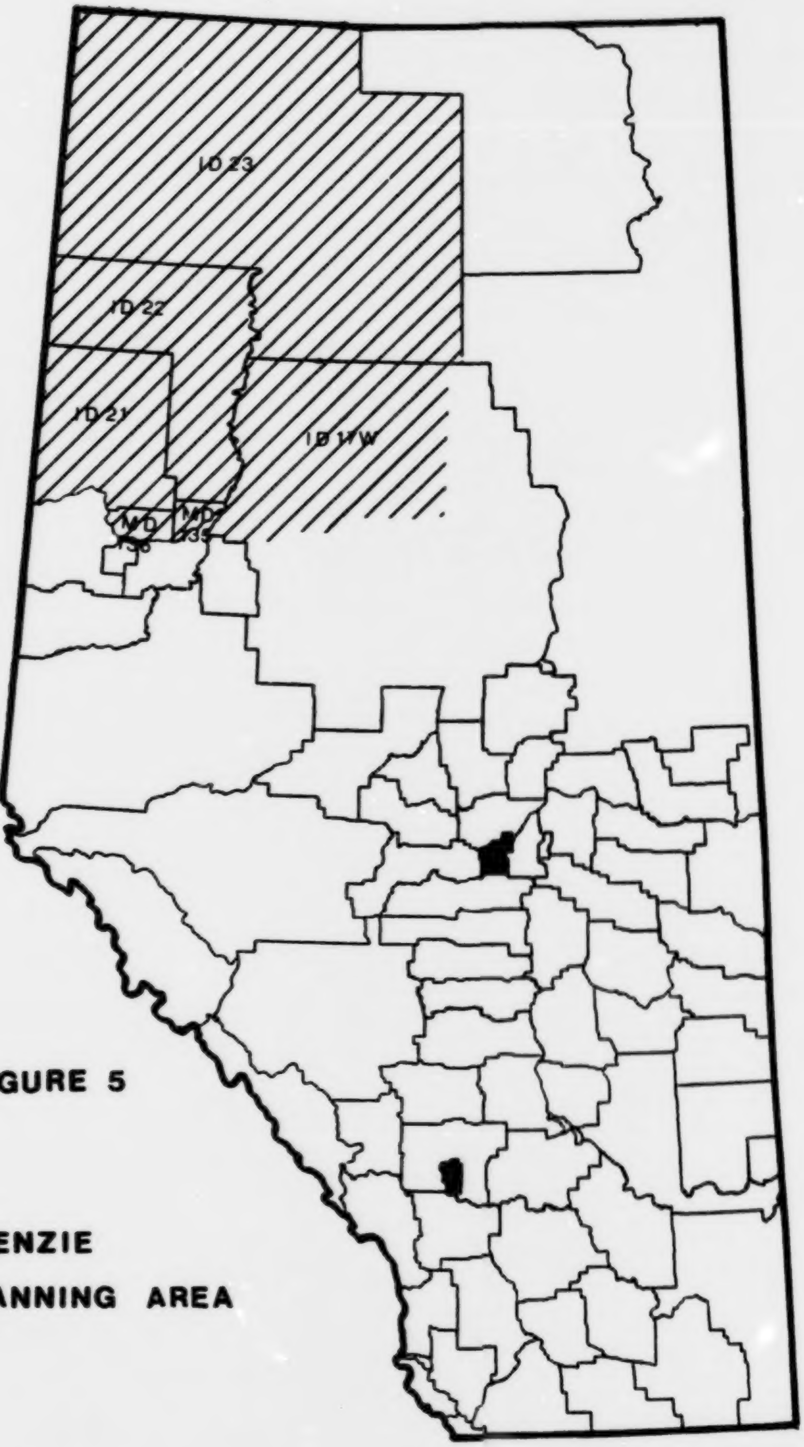

I.D. 23
I.D. 22
I.D. 21
I.D. 17W
M.D. 136
M.D. 135

FIGURE 5

MACKENZIE
REGIONAL PLANNING AREA

Table 4

Summary of Agricultural Land Use Regulations for Municipalities in the Mackenzie Regional Planning Area

Municipality	Definition of Better Agricultural Lands	Type of First Parcel Out	MDS Applied To:		Minimum Size for Extensive Agriculture (acres)	Agricultural Smallholdings Allowed
			Intensive Livestock Operations	Country Residence		
MD 135, Peace	CLI 1-3 and better parts of 4	Universal Right	Yes	No	160	No
MD 136, Fairview	NS[1]	Universal Right	NS	NS	NS	No
ID 17 (West)	NS	Universal Right	NS	NS	160	No
ID 21	NS	NS	NS	NS	160	No
ID 22	Cultivated - FA[2] 41% or better non-cultivated CLI 1-3	NS	NS	NS	160	No
ID 23	NS	NS	NS	NS	160	No

[1] NS - not specified in statutory documents

[2] FA - Farmland Assessment Rating

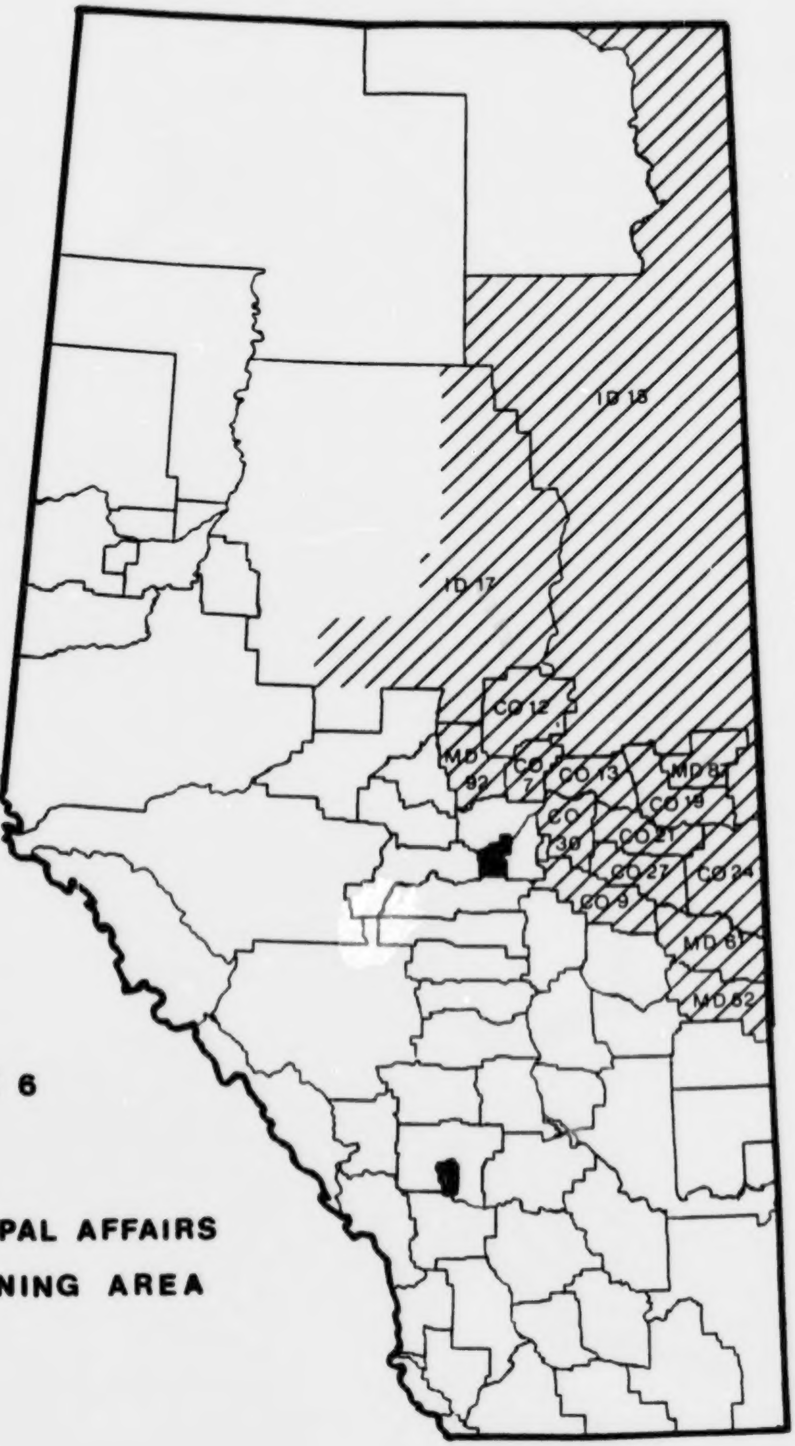

ID 18
ID 17
CO 12
MD 92
CO 7
CO 13
MD 87
CO 19
CO 30
CO 21
CO 27
CO 24
CO 9
MD 61
MD 52

FIGURE 6

MUNICIPAL AFFAIRS PLANNING AREA

Table 5

Summary of Agricultural Land Use Regulations for Municipalities in the Municipal Affairs Planning Area

Municipality	Definition of Better Agricultural Lands	Type of First Parcel Out	MDS Applied To: Intensive Livestock Operations	MDS Applied To: Country Residence	Minimum Size for Extensive Agriculture (acres)	Agricultural Smallholdings Allowed
County 7, Thorhild	CLI 1-4	Option	Yes	Yes	80	No
County 9, Beaver	CLI 1-4	Universal Right	Yes	Yes	160	No
County 12, Athabasca	CLI 1-4 or FA[2] 30% or greater	Option	Yes	Yes	80	Yes
County 13, Smoky Lake	NS[1]	Option	Yes	Yes	80	No
County 19, St. Paul	CLI 1-3	Option	No	No	80	No
County 21, Two Hills	Cultivated - FA 40% or higher	Option	No	No	80	No
County 24, Vermilion River	Cultivated - FA 40% or higher	Universal Right	Yes	No	160	No
County 27, Minburn	CLI 1-3	Option	Yes	Yes	80	No
County 30, Lamont	Quarter - 50 ac. or more with FA 41% or greater, or 60% CLI 1-3	Universal Right	Yes	Yes	80	No

---

[1] NS - not specified in statutory documents

[2] FA - Farmland Assessment Rating

Table 5 (continued)

Municipality	Definition of Better Agricultural Lands	Type of First Parcel Out	MDS Applied To:		Minimum Size for Extensive Agriculture (acres)	Agricultural Smallholdings Allowed
			Intensive Livestock Operations	Country Residence		
MD 52, Provost	CLI 1-4 or FA 40% or greater	Option	Yes	No	160	No
MD 61, Wainwright	Cultivated lands classified by FA as arable or improved pasture	Option	Yes	No	160	No
MD 87, Bonnyville	FA greater than 30%	Option	Yes	No	160	No
MD 92, Westlock	CLI 1-4 or FA 30% or greater	Option	Yes	Yes	160	No
ID 17		No Statutory documents for the Municipal Affairs portion of ID 17				
ID 18	CLI 1-4 or FA 20% or greater	Univeral Right	No	No-MDS strongly advised	160	No

Oldman River Regional Planning Area

1. Ratification Date of Regional Plan:

   March 2, 1985

2. Agricultural Policies:

   a) Definition of Better Agricultural Lands:

      Land having a Canada Land Inventory rating of Class 1 to 4 for agriculture other than: 1) cut-off parcels of 10 acres or less; or 2) land which a rural municipality determines as so badly fragmented by existing use or ownership that the land has a low agricultural capability or cannot logically be used for agricultural purposes.

   b) First Parcel out:

      A municipality shall make provisions for the subdivision of a developed residence from an unsubdivided quarter section. The municipality shall include provisions in its land use bylaw or statutory plan to ensure that the area of the proposed lot shall be as small as possible to conserve agricultural land.

      A subdivision application which purposes to subdivide a single undeveloped residential lot from an unsubdivided quarter section shall be approved by the subdivision approving authority provided that the proposed subdivision meets the requirements of the land use bylaw and statutory plan of the municipality. The land use bylaw and statutory plan shall contain provisions dealing with the subdivision of a single undeveloped residential lot. Whenever possible, such provisions should: 1) limit the subdivision of an unsubdivided quarter section to poor agricultural land; 2) direct the subdivision to that portion of the quarter section which has the lowest capability for agriculture; and 3) ensure the area of the proposed lot shall be as small as possible to conserve agricultural land.

   c) Minimizing Land Use Conflict:

      Before approving or refusing a subdivision or development application for a livestock confinement operation or facility, a subdivision approving authority or municipality should request and consider the decision reports from Alberta Agriculture and Alberta Environment pursuant to the "Confinement Livestock Facilities Waste Management Code of Practice". (Minimum Distance Separation)

Except for a developed residence on an unsubdivided quarter section, an application for country residential subdivision should not be approved unless the boundary of the proposed subdivision is located at least 1/2 mile from the boundary of the parcel containing a livestock confinement facility, or such further distance as may be specified in a municipality's land use bylaw.

d) Minimum Parcel Size for Extensive Agriculture:

The lot to be created should be at least 80 acres in area; the residual lot resulting from subdivision should be at least 80 acres in area.

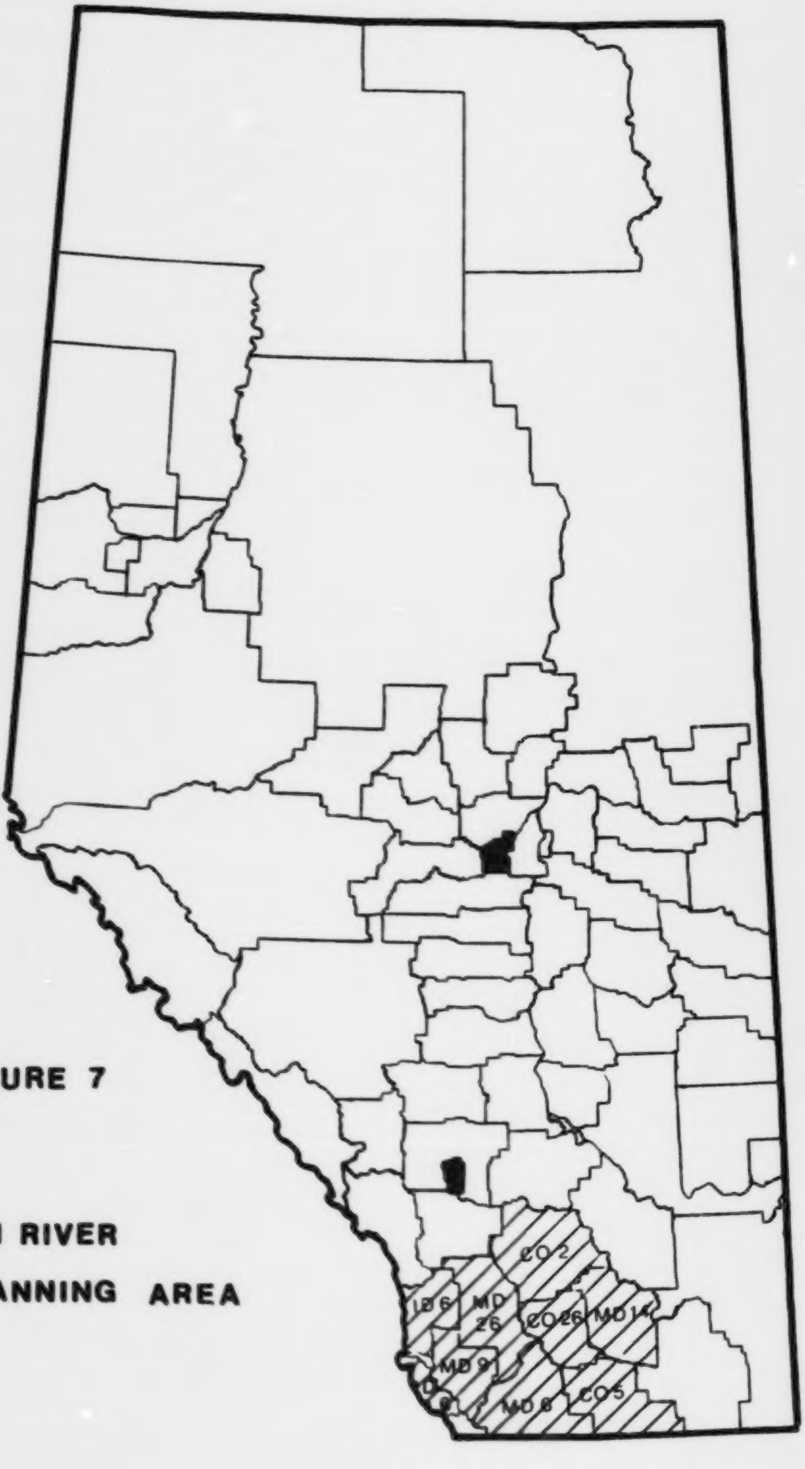

CO 2
ID 6
MD 26
CO 26
MD 14
MD 9
MD 8
CO 5

FIGURE 7

OLDMAN RIVER
REGIONAL PLANNING AREA

Table 6

Summary of Agricultural Land Use Regulations for Municipalities in the Oldman River Regional Planning Area

Municipality	Definition of Better Agricultural Lands	Type of First Parcel Out	MDS Applied To:		Minimum Size for Extensive Agriculture (acres)	Agricultural Smallholdings Allowed
			Intensive Livestock Operations	Country Residence		
County 2, Vulcan	CLI 1-3	Universal Right	No	No	dryland-160 irrigated-80	No
County 5, Warner	NS[1]	NS	No	No	80	No
County 26, Lethbridge	Irrigable unit-CLI 1-4; permanent water rights - CLI 5-7	Option	Yes	No	dryland-160 irrigated-80	No
MD 6, Cardston	CLI 1-4	Option	No MDS may be considered	No	70	No
MD 9, Pincher Creek	Not included in the review due to the absence of statutory documents					
MD 14, Taber	CLI 1-4 and 5-6 lands with a minimum carrying capacity of 1 animal unit/40 ac.	Universal Right	No	No	dryland-160 irrigated-80	No
MD 26, Willowcreek	CLI 1-4	Universal Right	No	No	160	No
ID 6	NS	NS	NS	NS	160	No

---

[1] NS [illegible] sp[illegible]ed i[illegible]tut[illegible]ocu[illegible]

Palliser Regional Planning Area

1. Ratification Date of Regional Plan:

   August 29, 1984

2. Agricultural Policies:

   a) Definition of Better Agricultural Land:

   Land with a Canada Land Inventory rating of class 1 to 4.

   b) First Parcel Out:

   Notwithstanding soil classification, individual country residential parcels shall be allowed for farmstead separation for an unsubdivided quarter. Municipalities are encouraged to keep the parcel as small as possible (preferably not more than 3 acres).

   A municipality may also allow the separation of a single parcel other than farmstead separation from an unsubdivided quarter section and should, where possible, use that portion of the quarter section with the lowest capability for agricultural production.

   c) Minimizing Land Use Conflicts:

   Not specified in regional plan.

   d) Minimum Parcel Size for Extensive Agriculture:

   Within rural areas, subdivision applications which create parcels of less than 160 acres should not be permitted unless such parcels are needed for a purposes which is recognized in a municipal land use bylaw and does not unduly fragment better agricultural land.

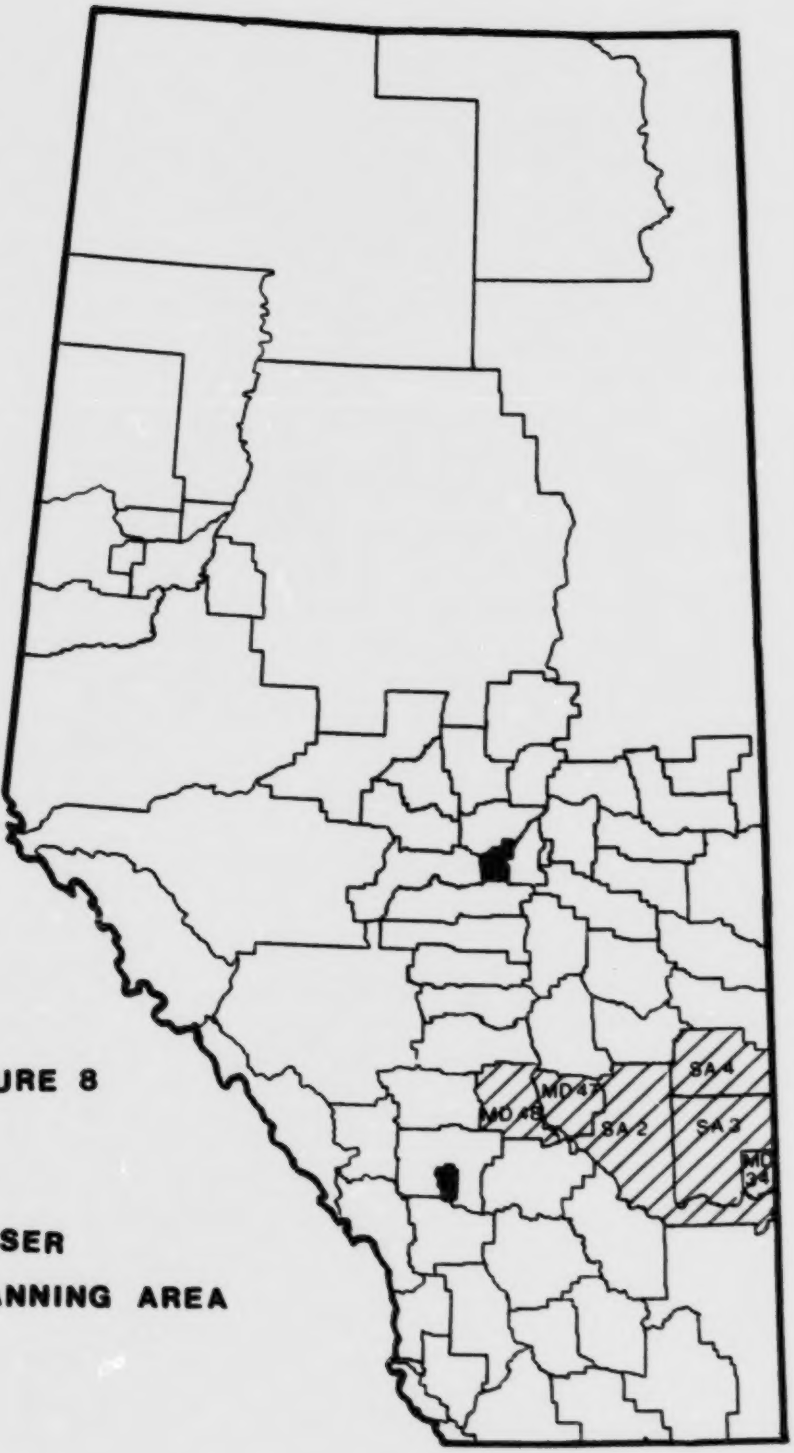

MD 47
MD 48
SA 4
SA 2
SA 3
MD 34

FIGURE 8

PALLISER
REGIONAL PLANNING AREA

Table 7

Summary of Agricultural Land Use Regulations for Municipalities in the Palliser Regional Planning Area

Municipality	Definition of Better Agricultural Lands	Type of First Parcel Out	MDS Applied To: Intensive Livestock Operations	MDS Applied To: Country Residence	Minimum Size for Extensive Agriculture (acres)	Agricultural Smallholdings Allowed
MD 34, Acadia Valley	Not included in the review due to the absence of statutory documents					
MD 47, Starland	NS[1]	NS	NS	Ns	Ns	No
MD 48, Kneehill	CLI 1-4	Universal Right	Yes	Yes	160	Yes
ID 7	NS	NS	NS	NS	NS	No
Special Areas 2, 3, 4	CLI 1-4	Universal Right	Yes	No	160	No

[1] NS - not specified in statutory documents

Red Deer Regional Planning Area

1. Ratification Date of Regional Plan:

   May 9, 1986

2. Agricultural Policies:

   a) Definition of Better Agricultural Land:

      land having a Canada Land Inventory rating of class 1, 2, 3 or 4, or lands having a farmland assessment rating greater than 28 percent. Better agricultural land excludes: 1) cut-off parcels which are regarded by the local municipality as being of insufficient size to farm, and 2) land which the local municipality determines is so badly fragmented by existing use or ownership that the land has a low agricultural capability or cannot logically be used for agricultural purposes.

   b) First Parcel Out:

      The subdivision of a single parcel to accommodate an existing residence and other related improvements from an unsubdivided quarter section shall be allowed. A single undeveloped site shall be allowed to be subdivided from an unsubdivided quarter section where the site is for country residential use and that use is provided for in the land use district for which the land is designated under the land use bylaw.

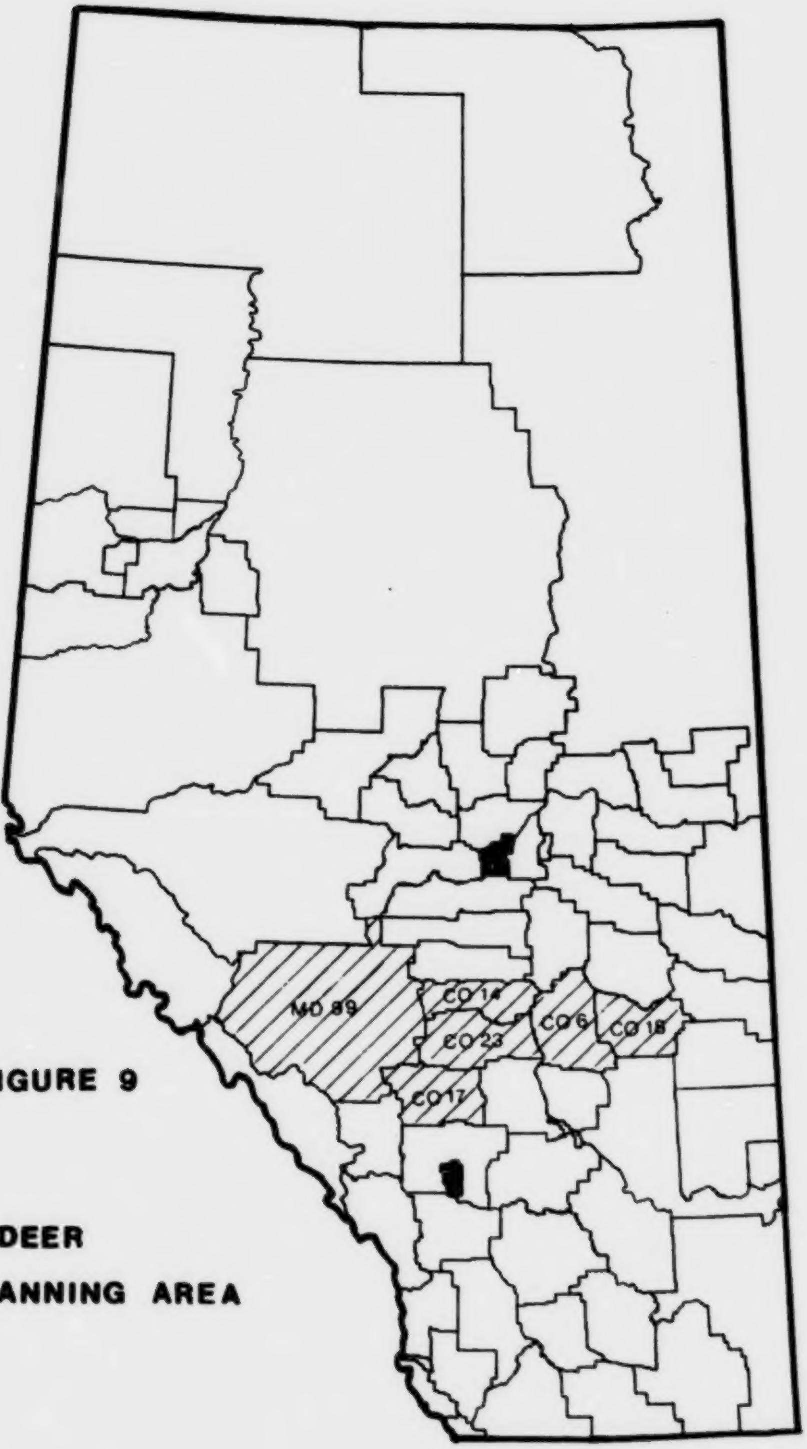
   c) Minimizing Land Use Conflicts:

      Municipalities shall contain provisions in their general municipal plans and land use bylaws to direct country residential uses away from intensified livestock operations. Conflicting land uses should not be allowed to encroach upon existing intensive livestock operations. Reciprocally, new intensive livestock operations should not be permitted to encroach upon existing incompatible rural uses.

   d) Minimum Agricultural Parcel Size For Extensive Agriculture:

      Not discussed in regional plan.

FIGURE 9


MD 99
CO 14
CO 23
CO 6
CO 18
CO 17

RED DEER
REGIONAL PLANNING AREA

Table 8

Summary of Agricultural Land Use Regulations for Municipalities in the Red Deer Regional Planning Area

Municipality	Definition of Better Agricultural Lands	Type of First Parcel Out	MDS Applied To:		Minimum Size for Extensive Agriculture (acres)	Agricultural Smallholdings Allowed
			Intensive Livestock Operations	Country Residence		
County 6, Stettler	CLI 1-4	NS[1]	NS	NS	NS	NS
County 14, Lacombe	CLI 1-4	NS	Yes	No	NS	No
County 17, Mountain View	CLI 1-4	Universal Right	No	No	160	No
County 18, Paintearth	NS	NS	NS	NS	160	NO
County 23, Red Deer	NS	NS	NS	NS	NS	NS
MD 99, Clearwater	Not included in the review due to the absence of statutory documents					

---

[1] NS - not specified in statutory documents

Southeast Alberta Regional Planning Area

1. Ratification Date of Regional Plan:

   June 22, 1983

2. Agricultural Policies:

   a) Definition of Better Agricultural Lands:

      Land having a Canada Land Inventory rating of class 1, 2 or 3.

   b) First Parcel Out:

      An existing farmstead subdivision shall be approved subject to compliance with the following conditions: 1) the farmstead is located on an unsubdivided quarter section; and 2) the size of the parcel should not exceed the area of the existing farmstead. Subdividing a single parcel from an unsubdivided quarter section shall be approved when the following conditions are met: 1) the subdivision is allowed within the general municipal plan and/or the land use bylaw; and 2) the size of the parcel should not exceed the area required for the proposed use; and 3) the creation of the parcel will not unduly hamper agricultural operations in the immediate vicinity.

   c) Minimizing Land Use Conflicts:

      The subdivision of rural land for non-agricultural purposes should not create conflicts with existing agricultural activities. Rural municipalities shall include provisions in their land use bylaws and where applicable, general municipal plans to minimize conflicts between agricultural and other rural activities. Where possible, non-agricultural land uses in rural areas should be clustered or grouped to minimize conflict with agricultural activities. Unless it is unreasonable or impossible to do so because of the greater public interest, established country residential districts should be protected from encroachment by incompatible land uses such as intensive livestock operations or other noxious activities.

   d) Minimum Parcel Size For Extensive Agriculture:

      Modern machinery and farming practices can be more effectively utilized when the land is retained in full quarter-sections. Unwarranted fragmentation of these large parcels into smaller parcels may lead to inefficient use of the land. The Commission opposes the subdivision of agricultural land which leads to unnecessary fragmentation of quarter sections, or the creation of parcels which are of insufficient size for farming.

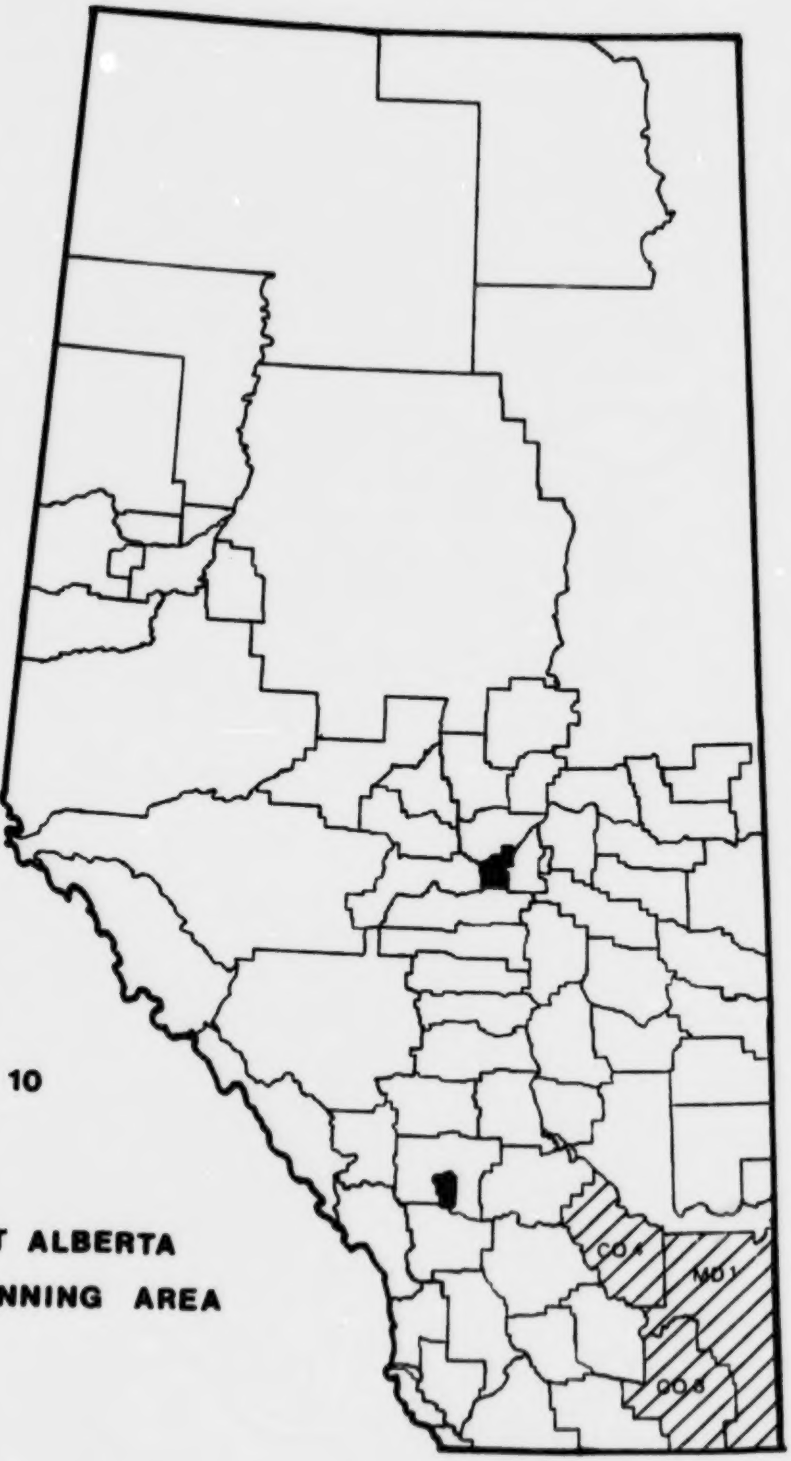


FIGURE 10

SOUTHEAST ALBERTA
REGIONAL PLANNING AREA

Table 9

Summary of Agricultural Land Use Regulations for Municipalities in the SouthEast Alberta Regional Planning Area

Municipality	Definition of Better Agricultural Lands	Type of First Parcel Out	MDS Applied To:		Minimum Size for Extensive Agriculture (acres)	Agricultural Smallholdings Allowed
			Intensive Livestock Operations	Country Residence		
County 4, Newell	CLI 1-3	Option	No	No	80	No
County 8, Forty Mile	NS[1]	NS	NS	NS	80	No
MD 1, Cypress	CLI 1-3	Option	No MDS applied under special circumstances	Yes	dryland-160 irrigated-80	No

---

[1] NS - not specified in statutory documents

South Peace Regional Planning Area

1. Ratification Date of Regional Plan:

   March 8, 1985

2. Agricultural Policies:

   a) Definition of Better Agricultural Lands:

   Any parcel, or portions thereof, of land which is designated as class 1, 2 or 3 by the Canada Land Inventory and in addition any land rated more than 34% by Rural Farmland Assessment. Better agricultural land excludes any parcel or portion(s) thereof which by reason of slope, configuration, surrounding land use or size is determined to be unsuitable for farming.

   b) First Parcel Out:

   Land use bylaws shall permit a single parcel on which there is a developed residence to be subdivided from an unsubdivided quarter section and may permit the same on an unsubdivided settlement or river lot. If permitted by the general municipal plan or land use bylaw, a single residential parcel may be subdivided from any unsubdivided quarter section.

   General municipal plans should direct single parcel residential subdivisions to portions of the quarter section which are physically severed or of lower agricultural capability. Residential parcels in better agricultural areas should be the minimum size needed to support the proposed use (2-3 acres).

   c) Minimizing Land Use Conflicts:

   General municipal plans and land use bylaws should establish measures to avoid land use conflicts between intensive agriculture and other land uses and should contain policies regulating subdivision and development of residential land uses where they are close to areas of existing or future intensive animal operations. Public Health Regulations and minimum distance siting formula of Alberta Agriculture should be used to supplement the subdivision regulation when determining appropriate separation distances.

   d) Minimum Parcel Size For Extensive Agriculture:

   Not specified in regional plan.

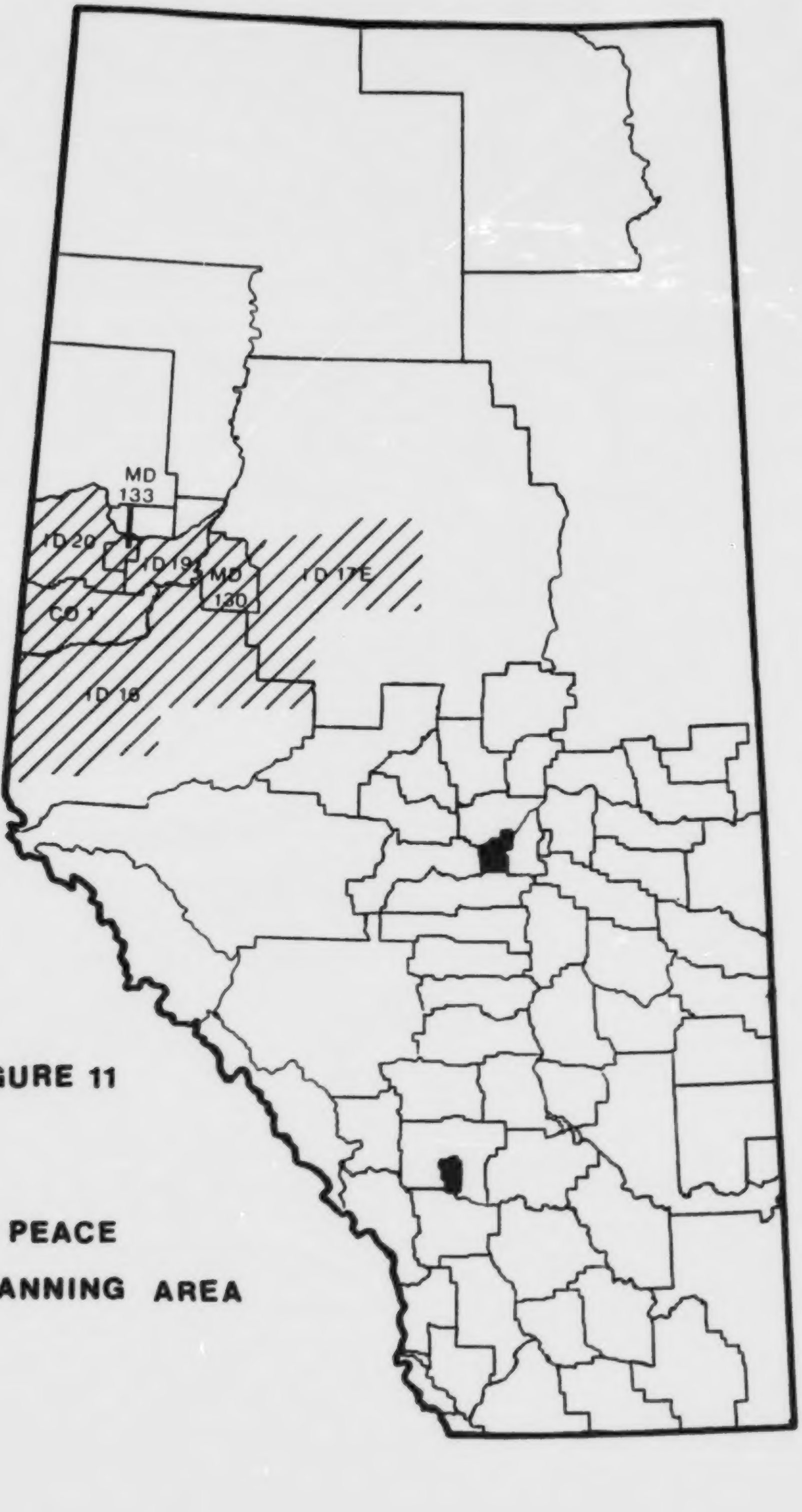

MD
133
ID 20
ID 19
MD
130
ID 17E
CO 1
ID 16

FIGURE 11

SOUTH PEACE
REGIONAL PLANNING AREA

Table 10

Summary of Agricultural Land Use Regulations for Municipalities in the South Peace Regional Planning Area

Municipality	Definition of Better Agricultural Lands	Type of First Parcel Out	MDS Applied To:		Minimum Size for Extensive Agriculture (acres)	Agricultural Smallholdings Allowed
			Intensive Livestock Operations	Country Residence		
County 1, Grande Prairie	CLI 1-3 or FA[1] greater than 34%	Option	No	No	160	No
MD 130, Smoky River	NS[2]	NS	NS	NS	160	No
MD 133, Spirit River	Cultivated lands classified by FA as arable or improved pasture	Universal Right	No MDS considered	No	160	No
ID 16	CLI 1-3 and FA greater than 34%	Option	Yes	No	160	No
ID 17 East	NS	Option	NS	NS	160	No
ID 19	CLI 1-4 or FA 28% or greater	Universal Right	No	No	160	No
ID 20	CLI 1-4 or FA 28% or greater	Universal Right	No	No	160	No

---

[1] FA - Farmland Assessment Rating

[2] NS - not specified in statutory documents

Yellowhead Regional Planning Area

1. Ratification Date of Regional Plan:

   December 24, 1985

2. Agricultural Policies:

   a) Definition of Better Agricultural Lands:

      Land with a Canada Land Inventory rating of class 1, 2 or 3 with a farmland assessment rating of 41%, unless found to be of lower capability or so fragmented by distinguishable man-made or physical features that it cannot be practically used for agricultural purposes.

   b) First Parcel Out:

      On all land, including better agricultural land, general municipal plans and land use by-laws/orders shall allow the subdivision of a single residential parcel from an unsubdivided quartersection on condition that the parcel is a developed residential site, and is located adjacent to an existing public road or has physical and legal access (Policy 5.2). At the discretion of the municipality, provision for the subdivision of a single residential parcel, where the proposed parcel is not a developed residential site, may be as an alternative for the provision of Policy 5.2, not as an addition to Policy 5.2.

   c) Minimizing Land Use Conflicts:

      Rural municipalities shall include provisions in their Land Use By-laws/Orders to regulate land uses in rural areas in order to minimize conflicts between agricultural operations and other land uses.

      Subdivision Approving Authorities and rural municipalities should use the Minimum Distance Separation formula developed by Alberta Agriculture and Alberta Environment as a guide in determining appropriate locations for intensive livestock operations and for locating land uses in the vicinity of established intensive livestock operations.

   d) Minimum Parcel Size For Extensive Agriculture:

      Not specified in Regional Plan.

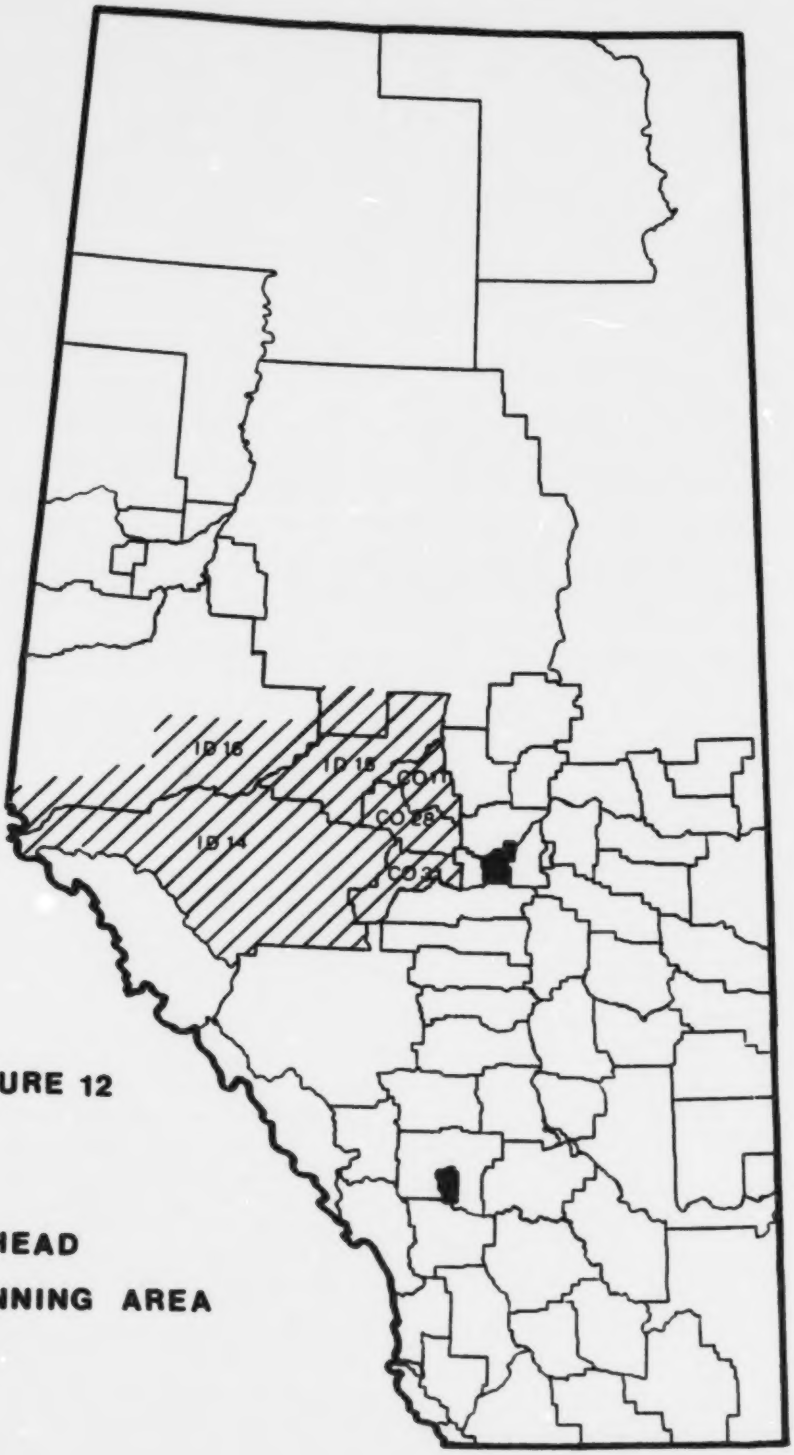

ID 16
ID 15
CO 11
CO 28
ID 14
CO 31

FIGURE 12

YELLOWHEAD
REGIONAL PLANNING AREA

Table 11

Summary of Agricultural Land Use Regulations for Municipalities in the Yellowhead Regional Planning Area

Municipality	Definition of Better Agricultural Lands	Type of First Parcel Out	MDS Applied To: Intensive Livestock Operations	MDS Applied To: Country Residence	Minimum Size for Extensive Agriculture (acres)	Agricultural Smallholdings Allowed
County 11, Barrhead	Cultivated lands classified by FA[1] as arable or improved pasture	Option	No	No	160	No
County 28, Lac St. Anne	CLI 1-3	Option	Yes	Yes	80	No
County 31, Parkland	CLI 1-3 with FA 41% or greater	NS[2]	No	No	NS	NS
ID 14	NS	Universal Right	Yes	No	160	Yes
ID 15	NS	Option	No	No	160	Yes
ID 16	Included in the South Peace Regional Planning Area					

---

[1] FA - Farmland Assessment Rating

[2] NS - not specified in statutory documents

V. SUMMARY AND RECOMMENDATIONS

The provincial government recognizes the need for ensuring that better agricultural lands are conserved for agricultural purposes. Better lands are a finite resource in Alberta with most in agricultural production. Thus, loss of such land to competing non-agricultural uses can only be compensated by replacement of less productive agricultural lands. A recent study which examined the loss of Alberta's agricultural land to competing uses, concluded that the agricultural land base is not presently in jeopardy; however, the quality is slowly deteriorating.

The province has determined that land use conflicts are best resolved at the local level. As such, authority has been given to individual municipalities to identify and protect better agricultural lands through regulations established in land use bylaws. Within this study, statutory documents of 64 municipalities were reviewed for purposes of examining variations in municipal regulations and assessing the agricultural implications of such regulations. This section summarizes variations in municipal regulations and addresses their resulting impacts on agriculture. Organization of this section is by land use regulation and includes:

- definition of better agricultural lands
- first parcel out provision
- minimum distance restrictions
- minimum parcel size for extensive agriculture
- agricultural smallholdings

1) DEFINITION OF BETTER AGRICULTURAL LANDS:

Lands identified as better agricultural lands by a municipality are protected from non-agricultural subdivisions by municipal regulations and provincial government policy. Except for first parcel out provisions, the provincial government prohibits country residential subdivision on lands defined as better, and if feasible, rural industrial uses must also be accommodated on poorer agricultural land. Municipalities can permit industrial uses on better lands only when suitable alternative locations are not available. Given the subdivision restrictions on better lands, it is necessary to maintain flexibility for the siting of non-agricultural subdivisions to ensure economic diversity.

Regional planning commissions provided municipalities with criteria for identifying better agricultural lands. Palliser, Red Deer, Battle River, and Oldman River regional planning areas consider better lands to be rated 1-4 by CLI. Calgary, Edmonton Metropolitan, Southeast Alberta, Mackenzie, South Peace, and Yellowhead regional planning areas consider such lands to be rated 1-3 by CLI. Municipal Affairs planning area has set no criteria due to the absence of a regional plan. When defining better lands, study results show municipalities followed criteria provided by the regional plan except for those municipalities under municipal affairs which developed their own critera. Those municipalities not specifying a definition for better lands (one-third) were assumed to use regional criteria. Provincially, half of the 64 municipalities reviewed use CLI 1-4 to identify better lands with the other half using CLI 1-3[1]. Figure 13 illustrates the distribution of these municipalities.

Including potentially arable CLI 4 lands in the definition of better agricultural lands will, in many planning areas of Alberta, protect a large amount of the land base for agricultural pursuits; thus, limiting the siting of competing non-agricultural uses. A breakdown of CLI 1-3 and 4 soils in the settled portion of the regional planning areas is shown in table 12. The protection of class 1-4 lands in the Battle River, Oldman River and Red Deer planning area's effectively freezes a large portion of their land base from competing uses. This is particularly true in Battle River and Red Deer with 84 and 74 percent of their lands rated class 1-4 respectively. As such, these regions and member municipalities may be restricted in accommodating alternative land uses and ultimately may be forced to allow non-agricultural subdivision exemptions on CLI 1-4 soils. A redefining of better lands to exclude class 4 would allow the Battle River, Oldman River and Red Deer planning areas to open up approximately 15 to 20 percent more of their land for alternative uses while protecting their most productive soils for agricultural pursuits. The Calgary, Edmonton Metropolitan, South Peace, and Yellowhead regional planning areas, which do not identify class 4 lands as better, have set aside approximately one-third to over half of their land base for agriculture leaving them considerable flexibility for siting alternative uses on poorer soils.

In regions with limited amounts of CLI 1-3 lands, excluding class 4 may leave an inadequate land base for agriculture. By defining class 1-3 soils as better, Southeast Alberta planning area is protecting only 10 percent of their land base for agriculture. Given the small percentage of quality lands in this region, potentially arable class 4 soils play a greater role in agricultural production and should be protected from other uses. Protecting class 4 would not restrict siting of alternative uses as less than half of Southeast Alberta's land base would be maintained for agriculture. The Palliser planning area which also has a limited amount of CLI 1-3 lands includes class 4 in their definition of better lands. As such, 50 percent of the region is set aside for agriculture while maintaining flexibility for siting alternative uses.

---

[1] The majority of municipalities identified better agricultural lands using Canada Land Inventory and/or rural farmland assessment (RFA) ratings. For comparative purposes RFA ratings were converted to CLI ratings using the following criteria: RFA 100-41 = CLI 1-3; RFA 41-24 = CLI 4.

FIGURE 13
DEFINITION OF BETTER AGRICULTURAL LAND

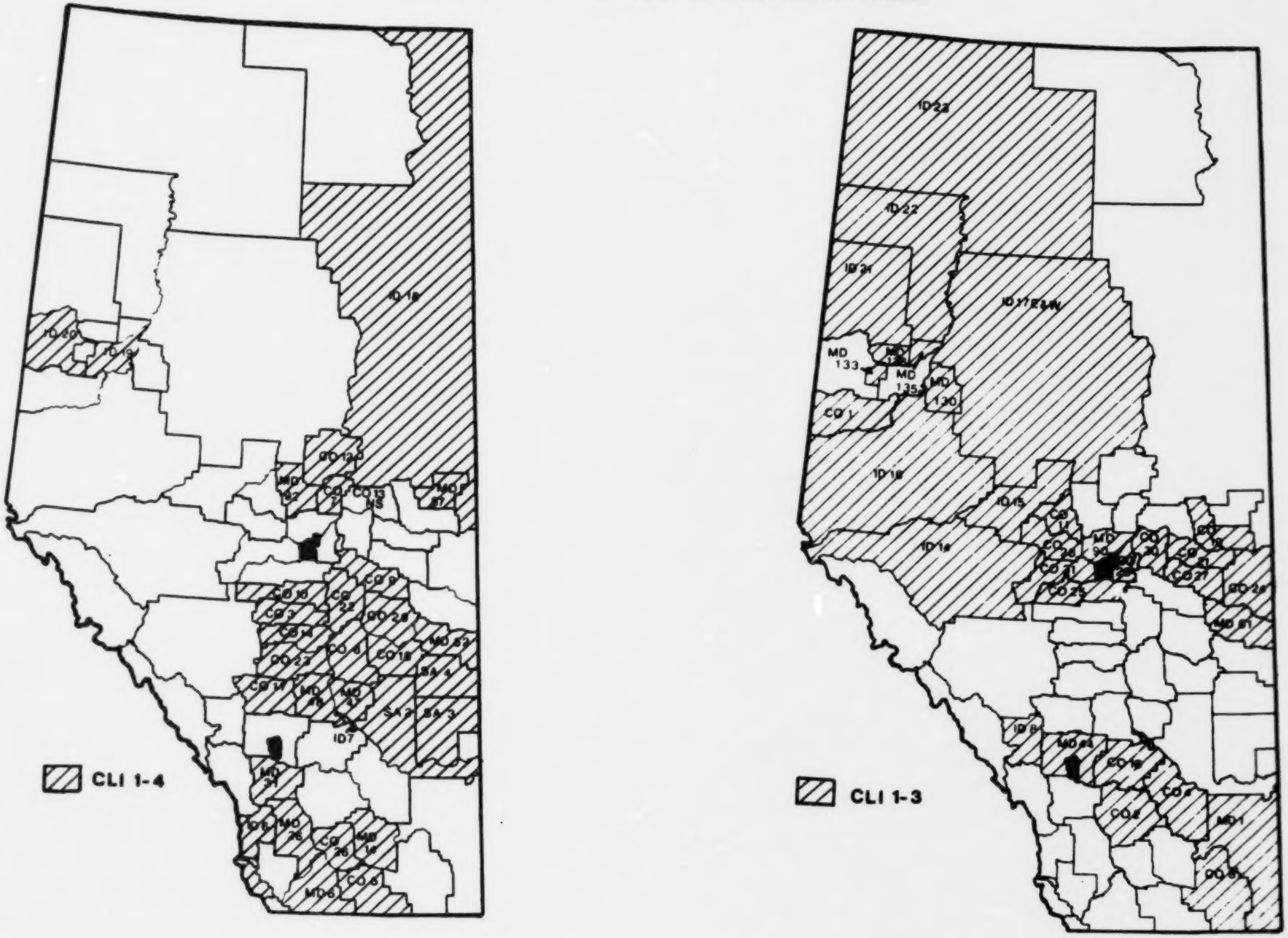

ID 20
ID 19
ID 16
MD 133
MD 135
MD 130
CO 1
ID 22
ID 23
ID 21
ID 15
ID 7
SA 2
SA 3
SA 4
▨ CLI 1-4
▨ CLI 1-3

Table 12

Percentage of Settled Lands[1] in the Regional Planning Areas Rated Class 1-3 and 4 by Canada Land Inventory

Criteria For Defining Better Agricultural Lands	Regional Planning Area	% CLI 1-3	% CLI 4	% CLI 1-4
CLI 1-4	Battle River	71	13	84
	Oldman River	48	19	67
	Palliser	20	32	52
	Red Deer	55	19	74
CLI 1-3	Calgary	56	13	69
	Edmonton Metropolitan	56	18	74
	Mackenzie	37	36	73
	Southeast Alberta	10	34	44
	South Peace	55	20	75
	Yellowhead	34	39	73
Not Available[2]	Municipal Affairs	45	25	70

---

[1] Settled Lands includes all lands in the white area of Alberta.

[2] Criteria established by individual municipalities under Municipal Affairs jurisdication.

Source - Soil Capability for Agriculture - A Summary and Application of Canada Land Inventory Data In Alberta. ENR 1983.

(2) FIRST PARCEL OUT PROVISION:

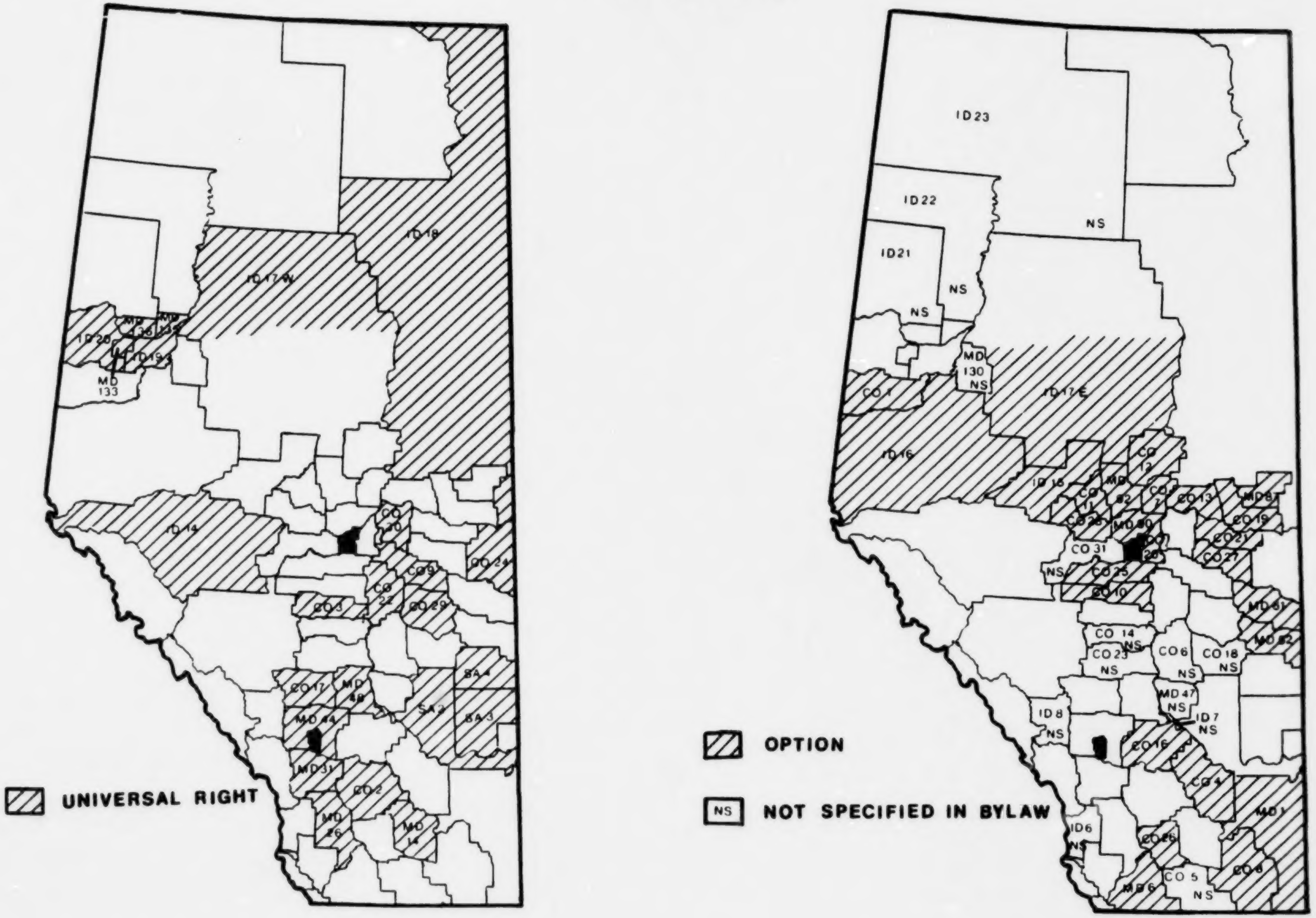
First parcel out provisions can benefit the estate planning needs of a landowner including ease of farm transfer and retirement residency; however, it is anticipated that such provisions may have a negative impact on agriculture. Single country residential subdivisions are expected to increase in the long term due to first parcel out. An increase in residential parcels may put increasing pressure on agricultural production and activities. Low density dispersed country residential development fragments the agricultural land base removing land from agricultural production. The quality of land subdivided will probably be higher due to first parcel out provisions being exempt from provincial policy which prohibits country residential subdivisions on lands defined as better agricultural lands. As the number of residences distributed throughout a rural area increases, the potential for conflict with intensive livestock operations increases. Nuisance complaints due to odor and dust from intensive livestock operations are a possibility as well as stray animals and off road vehicles interfering with farming operations. Country residences may also limit the location and expansion opportunities of intensive operations due to non-compatible land use siting restrictions in the provincial Health Regulations (Regulations Respecting the Keeping of Livestock and Poultry) and municipal bylaws.

The largest potential impact on agricultural activities is expected to occur in municipalities supporting the option. With both developed and undeveloped country residential subdivisions allowed under the option, the potential exists for a residential parcel to be taken out of every unsubdivided quarter section. Under the more restrictive universal right, the potential for residential development is considerably reduced as only developed residences are allowed to be subdivided on unsubdivided quarter sections.

Regional planning areas have provisions which direct member municipalities to employ the universal right, or which allow a municipality to support the option as an addition to the universal right. Of the 64 municipalities reviewed, 24 apply the universal right only and 26 support the option as an addition to the universal right. The decision to support the option lies completely with the municipality. Regional plans cannot formally favor one type of first parcel out over another; thus, municipalities supporting the option are not found within specific regional areas, but are spread throughout the province. Fourteen municipalities did not specify as to whether or not they support the option. Given the obligatory nature of the universal right, at a minimum, these municipalities must allow a single developed parcel per quarter section. The distribution of municipalities with the universal right vs. the option as well as those municipalities not as yet specifying support for the option are indicated in figure 14.

Ongoing monitoring of residential subdivision activity on agricultural lands will be required to determine whether or not first parcel out provisions increase single country residential parcels. Results from a study undertaken by Alberta Agriculture (Wehrhahn, 1987) which examined

FIGURE 14
FIRST PARCEL OUT


ID 18
ID 17 W
MD 136
MD 135
ID 20
ID 19
MD 133
ID 14
CO 20
CO 9
CO 24
CO 22
CO 29
CO 3
SA 4
SA 2
SA 3
CO 17
MD 48
MD 44
MD 31
CO 2
MD 26
MD 14
UNIVERSAL RIGHT
ID 23
ID 22
ID 21
NS
MD 130
ID 17 E
CO 1
ID 16
ID 15
CO 12
MD 92
CO 11
CO 7
CO 28
MD 90
CO 13
MD 87
CO 19
CO 21
CO 27
CO 31
CO 25
CO 10
MD 61
CO 14
CO 23
CO 6
CO 18
MD 62
MD 47
ID 7
ID 8
CO 16
CO 4
MD 1
ID 6
CO 26
CO 5
CO 8
MD 6
OPTION
NOT SPECIFIED IN BYLAW

non-agricultural subdivision activity in Alberta from 1982 to 1985 are too limited to show a conclusive correlation between first parcel out provisions and increased residential activity. However, study results show that single residential subdivisions remove better quality CLI 1-3 lands from agricultural production, and that collectively, those municipalities permitting the option have 35 percent more single residential subdivision activity compared to those municipalities which only apply the universal right. These results indicate that municipalities with the option have a greater impact on agricultural activities. As such, municipalities currently supporting the option as an addition to the universal right should reconsider this decision, and there may be a need to minimize potential conflicts between non-compatible uses.

(3) MINIMUM DISTANCE SEPARATION RESTRICTIONS:

Conflicts between intensive livestock operations and country residences are infrequent and not a major issue in Alberta. However, conflicts are anticipated if residential populations continue to increase in rural areas. Residents living in agricultural areas must recognize the rights of farmers to practice agriculture in such areas. Agricultural production is the primary purpose of an agricultural district with manure odors, farm machinery noise, and dust from field operations associated with normal farming practices. To protect farmers rights in an agricultural area the Agricultural Operation Practices Act was passed to ensure farmers, following generally accepted practices, cannot be prevented from carrying on their operation because it causes or creates a nuisance. Within their juristiction, municipalities will have to assess the potential for land use conflicts and weigh the benefits of applying reciprocal siting restrictions such as MDS to minimize potential conflicts against the impacts these restrictions may have on limiting location and expansion opportunities for intensive livestock operations.

Application of the MDS formula or a similar siting formula is not mandatory. Battle River, South Peace, and Yellowhead recommend their member municipalities use MDS and 27 of 64 municipalities reviewed apply MDS to minimize potential land use conflicts. Siting restrictions tend to be one-sided in their application. Of the 27 municipalities with MDS restrictions, only 14 have a reciprocal application of the formula. Twelve municipalities apply MDS restrictions to intensive livestock operations allowing new residences to be developed in close proximity to established intensive operations and one municipality applies the formula to country residences allowing intensive operations to be developed in closer proximity to established residences. Figures 15 and 16 illustrate the distribution of those municipalities with and without provisions for applying the MDS formula to livestock operations and country residences respectively.

FIGURE 15
MDS APPLIED TO INTENSIVE LIVESTOCK

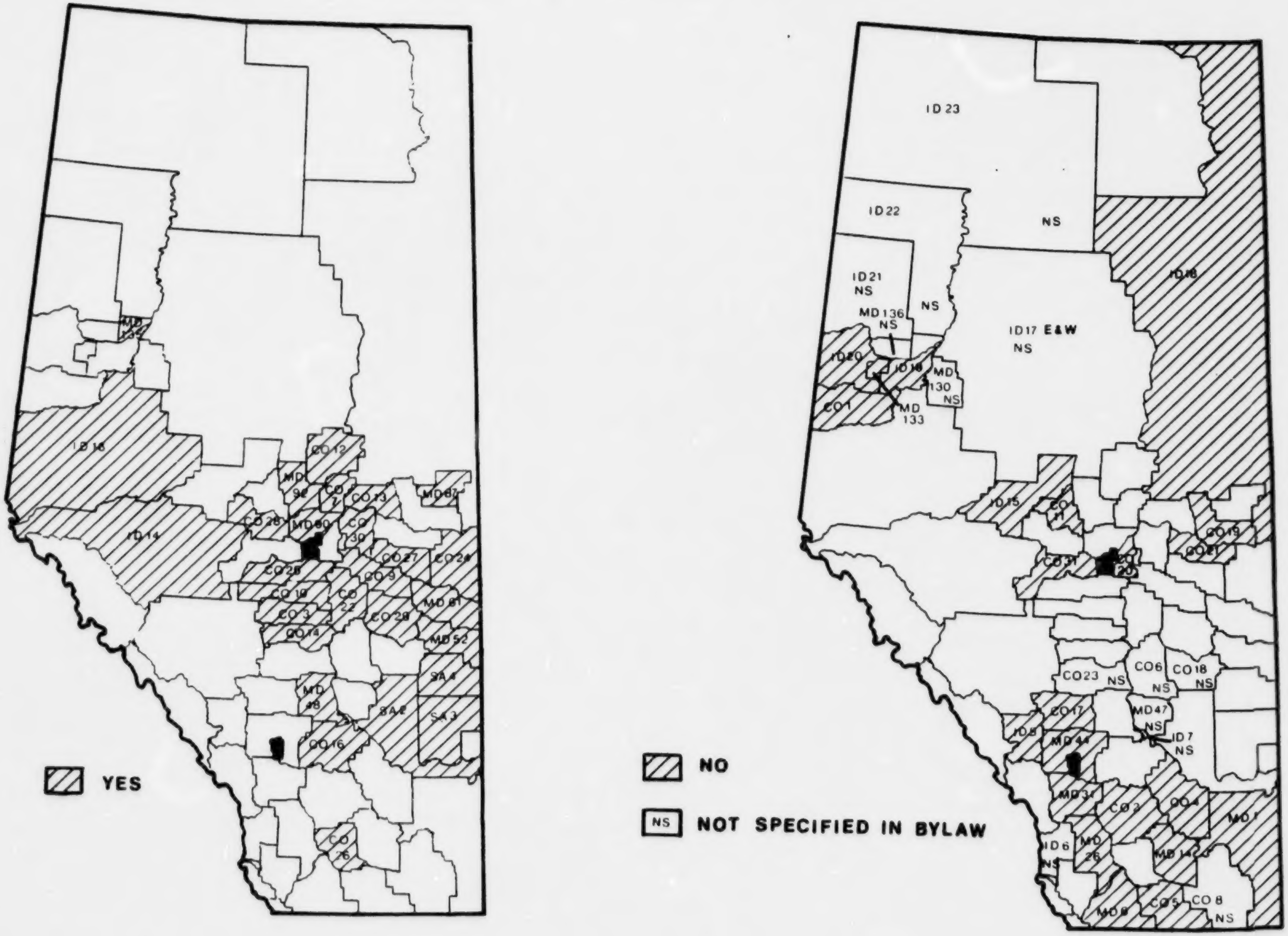
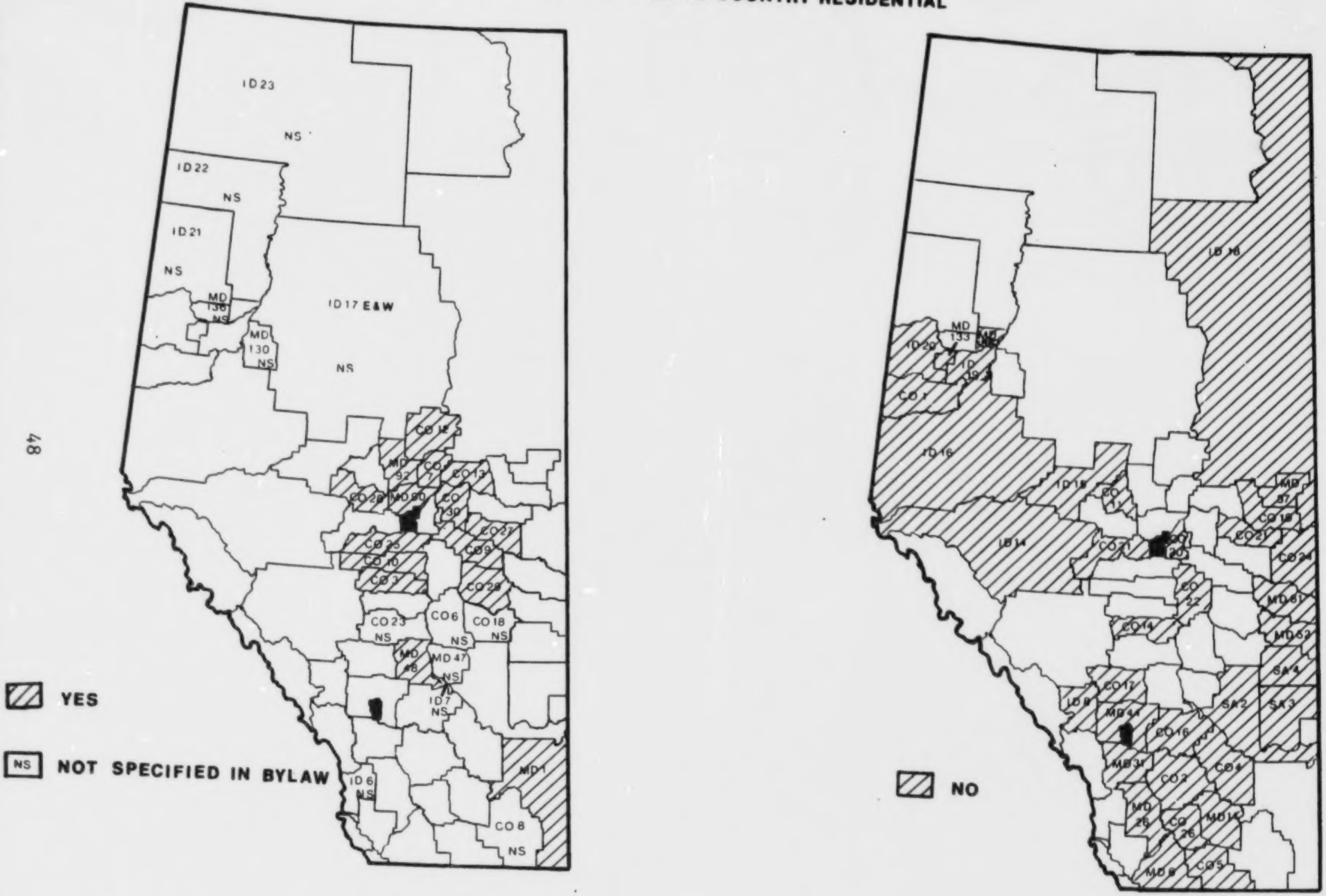

YES
NO
NS
NOT SPECIFIED IN BYLAW
ID 16
ID 14
MD 134
CO 12
MD 92
CO 7
CO 13
MD 87
CO 28
MD 90
CO 30
CO 27
CO 24
CO 25
CO 9
CO 10
CO 22
CO 29
MD 61
CO 3
CO 14
MD 52
SA 4
MD 48
SA 2
SA 3
CO 16
CO 26
ID 23
ID 22
NS
ID 21
NS
MD 136
NS
ID 17 E&W
NS
ID 18
ID 20
ID 19
MD 130
NS
CO 1
MD 133
ID 15
CO 11
CO 31
CO 20
CO 19
CO 21
CO 23 NS
CO 6 NS
CO 18 NS
MD 47 NS
ID 7 NS
CO 17
ID 5
MD 44
MD 34
CO 2
CO 4
MD 1
ID 6 NS
MD 26
MD 14
MD 9
CO 5
CO 8 NS

FIGURE 16
MDS APPLIED TO COUNTRY RESIDENTIAL


ID23
NS
ID22
NS
ID21
NS
MD 136 NS
MD 130 NS
ID17 E&W
NS
CO12
MD 92
CO 7
CO13
CO20
MD90
CO 30
CO27
CO25
CO10
CO9
CO7
CO28
CO23 NS
CO6 NS
CO18 NS
MD 48
MD 47 NS
ID7 NS
ID6 NS
MD1
CO8 NS
YES
NS
NOT SPECIFIED IN BYLAW
ID18
MD 133
ID20
ID 19
CO1
ID16
ID15
CO 11
ID14
CO21
CO 20
CO 22
CO14
MD 87
CO19
CO21
CO24
MD61
MD62
SA4
SA2
SA3
CO17
ID9
MD44
CO16
CO4
MD31
CO2
MD 26
CO 26
MD14
MD9
CO5
NO

The potential for nuisance conflicts is expected to be highest in municipalities with large numbers of intensive livestock operations. According to the 1986 Census of Agriculture, approximately 50 percent of Alberta's feeder cattle, dairy cows and hogs are located in 21 central and southern municipalities (figures 17 and 18). The need to minimize potential land use conflicts is greatest in these municipalities. Of the 21 municipalities, seven do not currently apply the MDS formula to conflicting uses, including counties 17, 11, 4 and 19, and municipal districts 26, 14, and 44. Twelve of the 21 municipalities have MDS provisions within their bylaws of which six have a reciprocal application of the formula (counties 25, 3 and 10, and municipal districts 92, 48, and 90), and 6 apply the formula to intensive operations only (counties 22, 16, 26, 14, 24 and municipal district 52). County 23 does not specify if it applies the MDS formula and Municipal District 99 does not have statutory documents.

(4) MINIMUM PARCEL SIZE FOR EXTENSIVE AGRICULTURE:

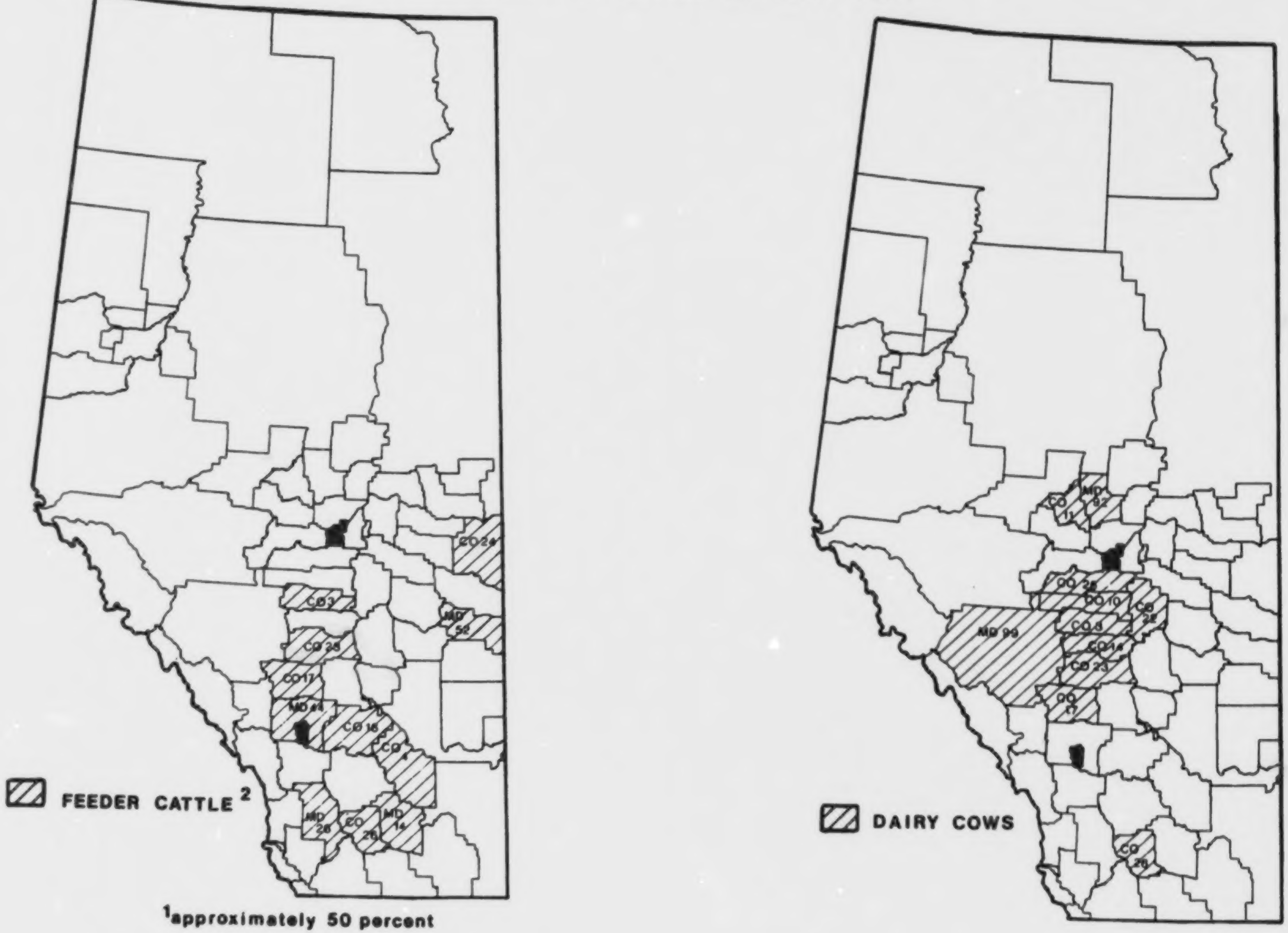
Although establishment of a minimum parcel size for extensive agriculture is not mandatory, Battle River, Edmonton Metropolitan, Palliser, and Southeast Alberta planning areas recommend 160 acres to their member municipalities as a minimum, and Oldman River planning area recommends 80 acres. Close to 90 percent of the municipalities reviewed have established a minimum parcel size for extensive agriculture[1]. In 43 municipalities the quarter section stands as the minimum, with only 15 municipalities allowing 80 acre splits. Seven municipalities do not specify a parcel size in their bylaw. Municipalities under the jurisdiction of the Oldman River planning area choose not to follow regional recommendations and have established 160 acres as a minimum size. The distribution of municipalities establishing 160 acres vs. 80 acres as a minimum size for extensive agriculture is shown in figure 19.

A large majority of municipalities support the historical 160 acre minimum parcel size for extensive agricultural purposes. A recent study completed by Alberta Agriculture (Hursin, 1987) indicates little difference in land use between 160 and 80 acres. Following subdivision, 80 acres parcels are used predominantly for extensive cropping and grazing practices. However, 80 acre parcels may have negative effects on agriculture through increased land values. Provincially, land values per acre are approximately one-third higher for arable (CLI 1-4) 80 acre parcels compared to arable quarter sections. Although per acre prices are higher on 80 acre parcels, these parcels have a lower total cost than quarter sections which may make them more affordable to beginning or expanding farmers.

---

[1] Many southern Alberta municipalities have established a minimum parcel size for dryland agriculture and a minimum size for irrigated agriculture. This study focuses on minimum parcel size for dryland agriculture only.

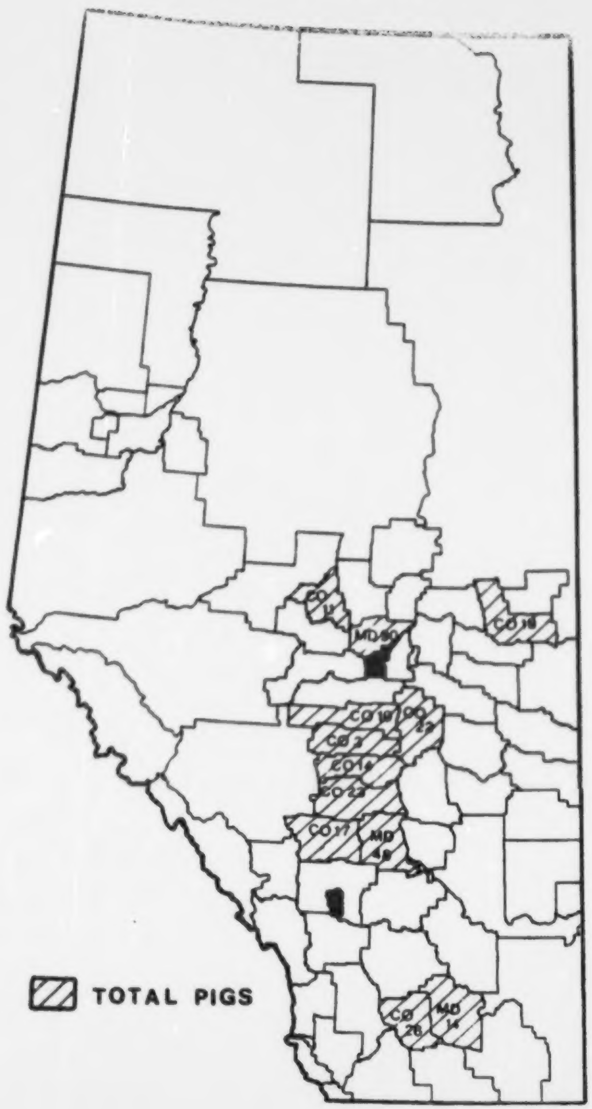
FIGURE 17
MAJORITY[1] OF CATTLE AND DAIRY COWS


CO 24
CO 3
MD 52
CO 25
CO 17
MD 44
CO 16
CO 4
MD 26
CO 26
MD 14
▨ FEEDER CATTLE [2]
CO 11
MD 92
CO 28
CO 10
CO 22
MD 99
CO 8
CO 14
CO 23
CO 17
CO 26
▨ DAIRY COWS

[1] approximately 50 percent

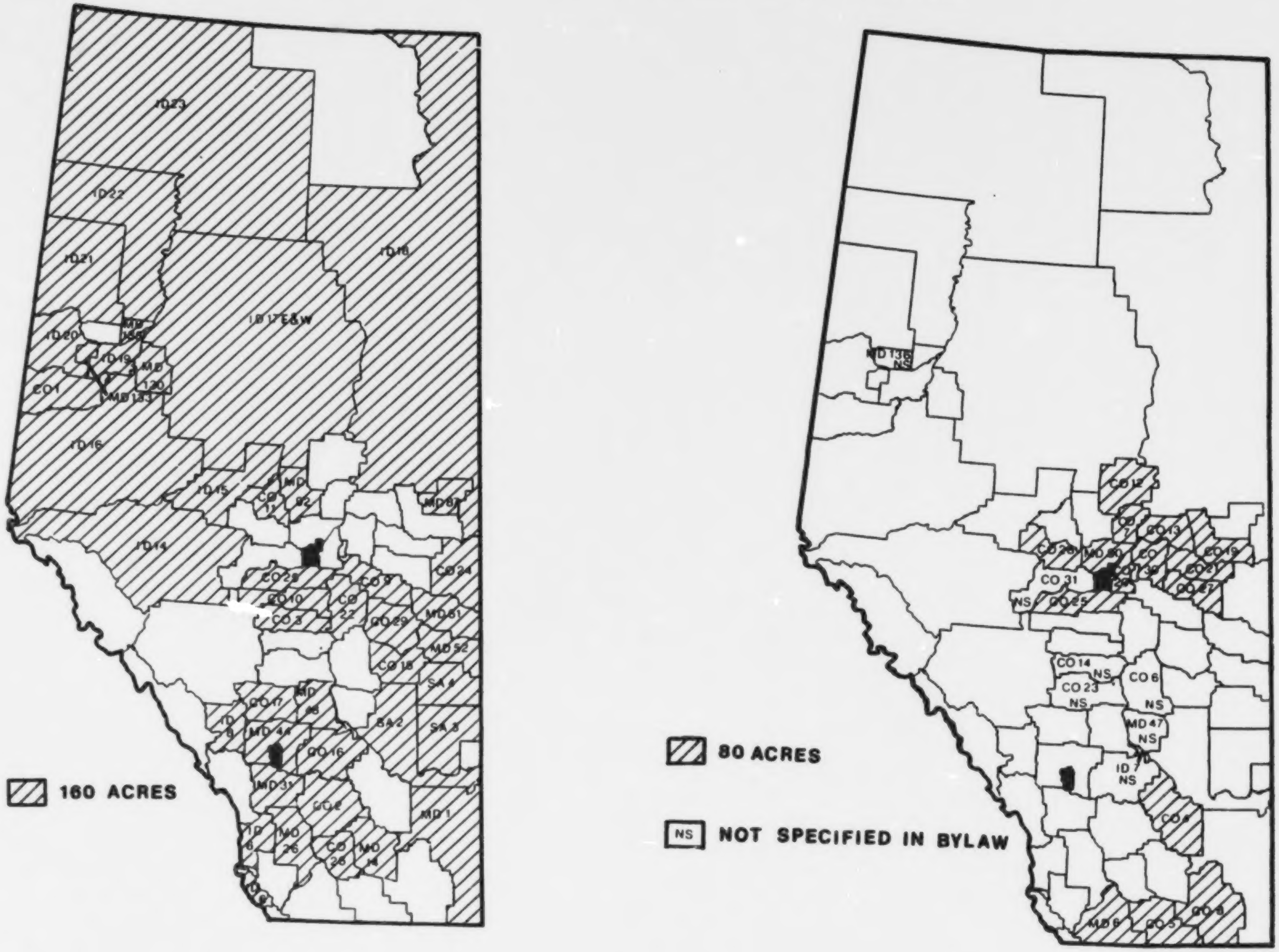
[2] includes heifers and steers for slaughter

MAJORITY[1] OF PIGS


CO 11
MD 90
CO 16
CO 10
CO 27
CO 3
CO 14
CO 23
CO 17
MD 48
CO 28
MD 14
▨ TOTAL PIGS

[1] approximately 50 percent

FIGURE 19
MINIMUM PARCEL SIZE FOR EXTENSIVE AGRICULTURE[1]


ID23
ID22
ID21
ID18
ID17E&W
ID20
MD 135
ID19
MD 130
CO1
MD 133
ID16
ID15
CO 11
MD 92
MD 87
ID14
CO 28
CO 9
CO 24
CO 10
CO 22
CO 3
CO 29
MD 61
MD 52
CO 18
SA 4
CO 17
MD 48
ID 8
MD 44
SA 2
SA 3
CO 16
MD 31
CO 2
MD 1
ID 6
MD 26
CO 26
MD 14
ID 9
▨ 160 ACRES
MD 136 NS
CO 12
CO 7
CO 13
CO 20
MD 90
CO
CO 19
CO 31
CO 30
CO 21
NS
CO 25
CO 27
CO 14
NS
CO 6
CO 23 NS
NS
MD 47 NS
ID 7 NS
CO 4
MD 6
CO 5
CO 8
▨ 80 ACRES
NS NOT SPECIFIED IN BYLAW

---

[1] dryland agriculture only

Eighty acre parcel activity may also affect agricultural production if it leads to increases in land fragmentation and rural residences. With an increase in 80 acre parcels there may eventually be a demand for residential first parcel out provisions per 80 acres. As such, this would increase fragmentation of the agricultural land base with a potential for four titles per quarter section: two 10 acre residential parcels and two 70 acre parcels. The resultant increase in rural residences increases the potential for conflict with neighbouring intensive livestock operations. With possibly two residential parcel per quarter section, location and expansion opportunities of intensive operations may be limited considerably if siting restrictions are in place to reduce potential conflicts.

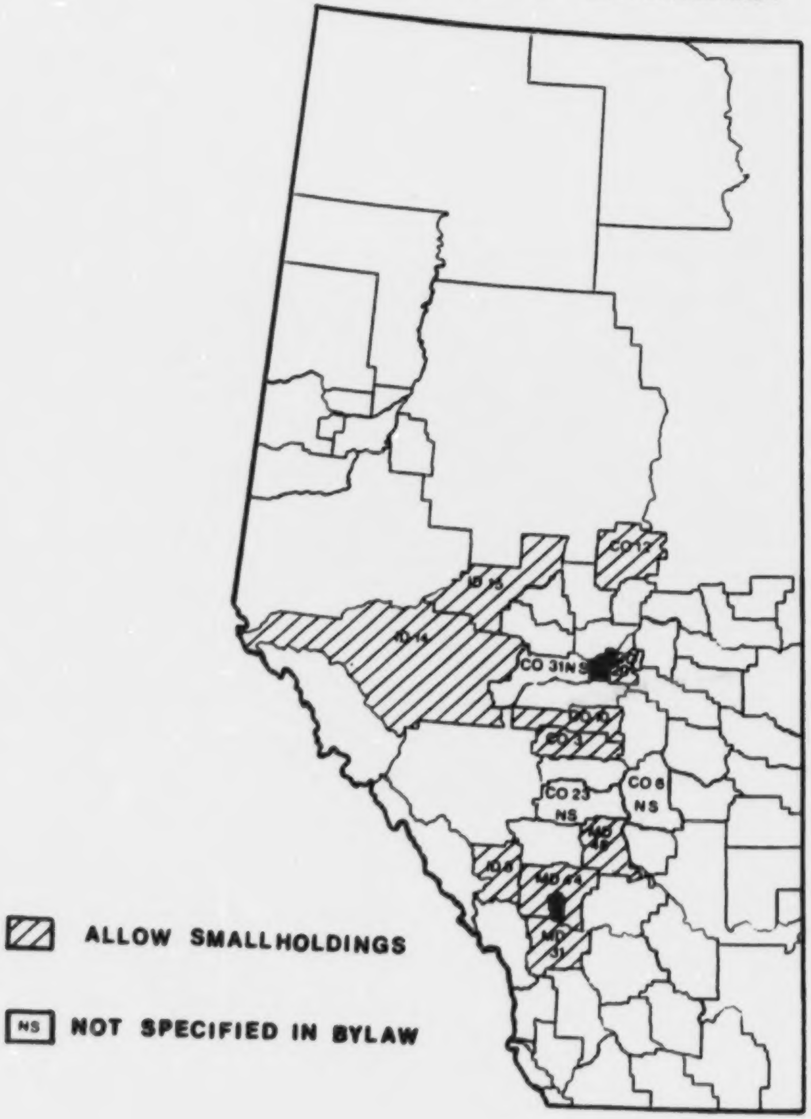
Municipalities considering policy changes to allow 80 acre parcels as a minimum size for extensive agriculture should take into account the potential negative affects it may have on agricultural activities. Although most 80 acre parcels remain in an extensive agricultural use following subdivision of quarter sections, municipalities will have to assess the potential impacts 80 acre splits will have in their area and determine the most appropriate minimum parcel size for extensive agriculture.

(5) AGRICULTURAL SMALLHOLDINGS:

Smallholdings intended for small scale agricultural pursuits are not widespread in Alberta. The provincial government and most regional plans have not established a policy regarding small agricultural holdings. Of the 64 municipalities under review, only 10 allow smallholdings and 3 do not specify if they allow such activity. The remaining 51 municipalities do not allow smallholdings. Figure 20 illustrates the distribution of those municipalities allowing small agricultural holdings.

A smallholding study completed by Alberta Agriculture (Hursin, 1987) indicates parcels 20 to 40 acres in size are not used effectively for agricultural pursuits. Study results show a significant trend away from intensive agricultural use to a country residential use as parcels decrease in size to 40 and 20 acres. This trend indicates a shift towards non-agricultural related land uses as parcel size decreases. Also, with small parcels there is a further significant trend towards small scale agricultural pursuits in association with residential parcels. These agricultural pursuits are a secondary use on the parcel and are in the form of recreational agriculture only such as hobby farms. As such, 20 and 40 acre smallholdings are often large residential parcels fragmenting the agricultural land base and removing quality land from production. Municipalities currently permitting smallholdings on quality agricultural lands should reconsider limiting such activity to poorer lands. These same limitations should be considered by municipalities moving towards smallholding activity in the future.

FIGURE 20
AGRICULTURAL SMALLHOLDINGS


CO 17
ID 15
ID 14
CO 31NS
CO 23
NS
CO 6
NS
MD 44
MD
31
▨ ALLOW SMALLHOLDINGS
NS NOT SPECIFIED IN BYLAW

APPENDIX I DETAILED BYLAW REVIEW

Table 1- General Regulations:

(1) year of general municipal plan and year of land use bylaw - dates shown represent the most recent general municipal plan and land use bylaw reviewed.

(2) definition of better agricultural land

(3) first parcel out:

(a) type- universal right or option.

(b) minimum and maximum parcel size of the first parcel out - two sets of parcel sizes may be given: parcel with a developed residence (dev.) vs. an undeveloped parcel (undev.).

(4) minimum distance separation restrictions - indicates if the MDS formula is applied to intensive livestock operations and/or country residences.

Table 2- Districts:

(1) type - lists the different types of land use districts in the municipality. Urban districts, mobile home park districts and resort districts for summer villages are excluded.

(2) intent or purpose - a general description of the intent or purpose of the district. Left blank if an intent or purpose was not given.

(3) activity - for each land use district, information is supplied on four activities or land uses:

(a) agriculture - a P or D indicates agriculture is either a permitted or discretionary use in the district. An X indicates agriculture is not allowed in the district. If agriculture is a permitted or discretionary use a minimum parcel size is given. Two minimum parcel sizes may be shown: better agricultural land vs. poor, or dryland vs. irrigated.

(b) multi-country residential - a P, D or X is used to show the status of multi- country residential development in a district. If it is a permitted or discretionary use in a district, a minimum and maximum parcel size is given. Two minimum and Maximum sizes may be shown: residences having agricultural pursuits vs. no agricultural pursuits or residences having sewage collection or water distribution vs. no services.

(c) intensive livestock - a P, D or X is used to show the status of intensive livestock development in a district. A comments column provides information regarding parcel size, limits to the types of animals allowed, and benefits if the producer has a certificate of compliance. A certificate of complaince, issued jointly by Alberta Agriculture and Alberta Environment, indicates the livestock producer is complying with all siting (MDS) and manure handling guidelines outlined in the "Confinment Livestock Facilities Waste Management Code of Practice".

(d) other - this column lists other agricultural activities which are permitted or discretionary within a district. Such activities include greenhouses, horse stables, tree farms, and market gardens.

(4) comments - additional comments that give a better understanding of the rules and regulations within a district.

Abbreviations:

-GMP- general municipal plan
-LUB- land use bylaw
-MDS- minimum distance separation
-NS- not specified in general municipal plan or land use bylaw
-CR- country residential
-ag.- agriculture
-C. of C.- Certificate of Compliance
-P- permitted use within a district
-D- discretionary use within a district
-X- use not permitted within a district
-FA-farmland assessment rating
-CLI-Canada Land Inventory rating
-dev.- developed parcel
-undev.- undeveloped parcel.

COUNTY OF GRANDE PRAIRIE NO. 1

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIO	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1986 (#1661)	1986 (#1660)	CLI 1-3 and/or a FA rating greater than 34%	Option	3	10	no	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)		COMMENTS		
Agricultural General AG-1		P	160	X			D	min. parcel size-3 ac. max. parcel size-40 ac.		
Agricultural General AG-2		P	160	P	3	10; max. 3 parcels/ quarter	D	min. parcel size-3 ac. max. parcel size-40 ac.		
Country Residential CR-1		X		P	3	10	X			no minor ag. pursuits
Country Residential CR-2		X		P	3	10	X			minor grazing permitted
Country Residential CR-3		X		P	3	10	X			minor ag. pursuits discretionary
Country Residential CR-4		X		P	3	10	X			no minor ag. pursuits permitted
Country Residential CR-5		X		P	3	10	X			minor ag. pursuits discretionary

Table 2 continued

COUNTY OF GRANDE PRAIRIE NO. 1

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)		COMMENTS		
Country Residential CR-6		X		P	3	10	X			minor ag. pursuits permitted
Country Residential CR-7		X		P	3	10	X			minor ag. pursuits permitted
Country Residential CR-8		X		P	5	20	X			ag. pursuit permitted
Country Residential-Direct Control	district for individually unique CR development where there is a desire to provide more stringent controls than in other CR districts									all site development standards established by resolution of council
Rural Industrial Park	rural industry	X		X			X			
Restricted Rural Industrial	agricultural and hazardous industries, and outside storage industries	X		X			X			
Rural Industrial Direct Control	establish rules and procedures for large scale resource oriented manufacturing plants which may have varied effects on adjacent land uses	D	10	X			X			
Highway Development		X		X			X			
Rural Settlement-Direct Control	direct control of development in an area which contains a concentration of small parcels	X		P	NS	NS	X			
Urban Reserve		P	160	X			P	min. parcel size-3 ac. max. parcel size-40 ac.		

COUNTY OF VULCAN NO. 2

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1985 (#85-007)	1986 (#85011)	CLI 1-3	Universal Right	.5	5	no	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Rural General	preserve better ag. land while allowing a limited amount of non-ag. developments which complement the ag. base	P	dryland-160 irrigated-80	X			D	see comments		a) First parcel out-two 80 ac. lots may be recommended instead of 5 ac. parcel on irrigated land b) Intensive livestock-dryland max. parcel size 5 ac.; Irrigated two 80 ac. lots may be recommended instead of a 5 ac. parcel
Rural Industrial	to allow industrial uses to be located in rural areas provided they do not conflict with other uses	X		X			X			
Reservoir Vicinity		P	dryland-160 irrigated 80	X			D	same ac. as in rural general district		
Rural Recreational	conserve, enhance and expand recreational resource without conflicting with ag. or using better ag. land	X		D	1	max. 8 parcels/ quarter	X			

COUNTY OF PONOKA NO. 3

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1980	1980 (#6-80-LU)	Climate zone 1-CLI 1-3 and 4 if cleared and in production. Climate zones 2 and 3-CLI 1-4 and 5 if cleared and in production.	Universal Right	NS	NS	yes	yes

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural	Provide land for agriculture without interference by other incompatible land uses.	P	160	X			P	P if operator has C. of C. otherwise D		Small ag. holdings may be allowed if used for a genuine ag. operation and returns a reasonable living. low ag. value land may be subdivided out of the quarter provided the subdivision will not diminish the ag. value of the remaining land. If non-ag.area is large enough more than one lot can be created.
Restricted Agricultural	Reserve areas for ag. and to eliminate possible conflicts between farming and non-farm residences	P	160	X			P			
Country Residential	Provide land of low ag. value for non-farm residences away from incompatable land uses.	X		P	1	max. 24 parcels/ quarter	X			

Table 2 continued

COUNTY OF PONOKA NO. 3

TYPE	INTENT OR PURPOSE	ACTIVITY									COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER		
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS			
Urban Fringe	Area immediately surrounding an urban place which is likely to be subdivided into urban lots in the forseeable future	P	NS	D	see comments		X				CR development allowed if it doesn't inhibit the orderly growth of the urban area
Industrial	Provide land for industry which will not conflict with ag. or CR	P	NS	X			NS				
Institutional and Commercial Campground	High quality lakeshore campgrounds and day-use facilities.	X		X			X				
Upland Recreation	Relieve development pressure and over use of lakeshores by providing suitable land for upland recreation	P	NS	X			X				

COUNTY OF NEWELL NO. 4

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1984	CLI 1-3	Option	1	10	no	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural	maintain the ag. areas for primary production	P	80	X			D			
Urban Fringe	promote development compatible with the ag. nature of the district and adjoining urban centres	P	80	X			D			
Country Residence	protect more intensively developed CR areas from the problems of incompatible development	X		P	1	10	X			
Highway Commercial	control commercial development along primary and secondary roads	X		X			X			
Industrial	regulate industrial development within the County	X		X			X			
Light Industrial	regulate industrial development adjacent to sensitive land uses such as CR	P	NS	X			X			

Table 1 - General Regulations

COUNTY OF WARNER NO. 5

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1985 (#681)	NS	NS			no	no

able 2 - Districts

YPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
xtensive griculture	ag. pursuits continue as the primary land uses by preventing the fragmentation of ag. land and viable farming units into small parcels intended for non-ag. uses	P	80	X			D			
rouped ountry esidential	provide for high quality clustered CR development with no conflict with ag.	X		P	1	NS	X			
rouped Rural ndustrial/ ommercial	establishment of commercial or industrial uses which will not create conflicts with other land uses	X		X			X			
aymond ringe	encourage CR development and new forms of compatible non-noxious intensive ag. which capitalize on the existing land base and irrigation system	P	80	D	5	NS	X		D-stables, commercial green-houses, breeding farms	
ban inge	protect ag. land while ensuring that fringe areas are protected for future development by ensuring non-ag. uses will not conflict with an urban environment and economy	P	80	D	1	NS	X			

COUNTY OF STETTLER NO. 6

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1985	no date (#549)	CLI 1-4	NS			NS	NS

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural		P	NS	X			D			
Agricultural Amenity		P	NS	X			X		D-beekeeping market garden, nursery, greenhouse	
Country Residence		X		P	1	NS	X			
Country Residence Agricultural		X		P	3	NS	X			minor ag. pursuits are permitted
Highway Commercial		X		X			X			
Industrial		D	NS	X			P	dairy only		
Recreational Facility		X		X			X			
Residential Lakeshore		X		P	.5 sewage collection or water dist.-.2	NS	X			

COUNTY OF THORHILD NO. 7

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP Policy paper use of agric. land 1985	proposed Land Use Bylaw	Quarter section with at least 60% rated as CLI 1-4	Option	dev. - 1 undev. - 1	10 3	yes	yes

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural	permit activities associated with primary production; preserve better ag. land from inappropriate development	P	80	X			D			
Highway Development	control development in the vicinity of highways	P	80	X			X			
Controlled Urban Development	limit development around towns and villages	P	80	X			X			
Country Residential	regulate the development of CR	D	NS	P	1	3	X			
Rural Industrial	regulate the development of those industries which require large tracts of land and which may not be appropriate within an urban municipality	D	NS	X			X			

COUNTY OF FORTY MILE NO. 8

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1983 (#25/79)	NS	Option (allow 2 parcels/ quarter)	NS	NS	NS	NS

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural		P	80	X			D			
Country Residential	CR development greater than 2 parcels per quarter	X		P	2	max. 6 parcels/	X			
Urban Fringe		P	80	X			X			
Industrial		P	NS	X			X			
Airport Protection	control and regulate land use on and around the Foremost and Bow Island Airports	P	NS	X			X			

COUNTY OF BEAVER NO. 9

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1984	1984 (#539)	CLI 1-4	Universal Right	1	5	yes	yes

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural	permit activities associated with primary production; preserve better ag. land from inappropriate development	P	160	X			D			
Highway Development	control development in the vicinity of highways	P	160	X			D			
Secondary Road	control development in the vicinity of secondary roads									permitted and discretionary uses shall be those outlined in the abutting district classification min. parcel size ag. 160ac.
Controlled Urban Development	limit development around towns and villages	P	160	X			D			
Country Residential	regulate the development of CR	D	NS	P	1	5	X			no minor ag. pursuits allowed on CR parcels 3 ac. or less
Country Residential Resort	control the standards of development for resort uses in approved locations	D	NS	P	.5	NS	X			

Table 2 continued

COUNTY OF BEAVER NO. 9

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Rural Commercial	regulate the development of commercial uses	X		X			X			
Rural Industrial	regulate the development of those industries requiring large tracts of land which may not be appropriate within an urban municipality	D	NS	X			X			

COUNTY OF WETASKIWIN NO. 10

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1980	1980 (#79-32)	land, which in the opinion of the development appeal board, is capable of producing a reasonable grain or hay crop when properly managed	Option	NS	NS	yes	yes

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agriculture	all forms of ag. without interference by other incompatible land uses.	P	160-good ag. land 80 - poor ag. land	X			P	P if operator has C. of C. otherwise D		small ag. holdings maybe allowed if used for a genuine ag. operation and returns a reasonable living. Low ag. value land may be subdivided out of the quarter provided the subdivision will not diminish the ag. value of the remaining land.
Country Residential	provide land of low ag. value where rural non-farm residences may be established away from incompatible land uses.	P	NS	P	NS	max. 24 parcels/ quarter	X			
Urban Fringe	area immediately surrounding an urban place, which is likely to be subdivided into urban lots in the forseeable future.	P	NS	X			X			

Table 2 continued

COUNTY OF WETASKIWIN NO. 10

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)		COMMENTS		
Industrial	provide land for industry in locations which can be serviced efficiently and which will not conflict with ag. or CR	P	NS	X			NS			
Low Density Cottage	limited number of cottages in areas which have recreational value but which cannot tolerate a higher intensity.	P	NS	P	10	NS	X			
Institutional & Commercial Campground	high quality lakeshore campgrounds and day-use facilities	X		X			X			
Upland Recreation	relieve development pressure and over use of lakeshores by providing suitable land for upland recreation	P	NS	X			X			
Watershed Protection	encourage development which will maintain max. tree cover	P	160-good ag. land 40-poor ag. land	P	see comments	NS	P	P if operator has C. of C. otherwise D		Large residential acreage lots are permitted. Min. size 40 ac on poor ag. land

COUNTY OF BARRHEAD NO. 11

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1979 (#50-79)	lands presently under ag. production classified by FA as either arable or improved pasture	Option	1	10 two undeveloped parcels/quarter are permitted. Total area cannot exceed 10 ac.	no consideration given to existing C. of C.	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural A	permit activities associated with primary production; preserve ag. land from inappropriate development	P	160	D	No ag. pursuits 1 ag. pursuits 3	3 10	D	max. parcel size 10 ac.		
Agricultural B	permit activities associated with the green area	P	160	X			X			
Agricultural C	permit activities associated with primary production; preserve ag. land from inappropriate development; minimize economic losses due to flooding of the Paddle River	P	160	X			X			
Agricultural D	Nakamun Lake area structure plan									No development or redevelopment will be approved unless in conformity with provisions of the Nakamum Lake Area Structure plan
Agricultural E	implement the development and management policies of the Lae La Nonne Area structure plan	P	160	D	NS	NS	D	max. parcel size 10 ac.		first parcel out min. parcel size 1 ac.; max. parcel size 3 ac.

Table 2 continued

COUNTY OF BARRHEAD NO. 11

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Highway Development	control development in the vicinity of roadways	P	160	D	No. ag. pursuits-1 Ag. pursuits-3	3 10	X			
Secondary Road	control development in the vicinity of secondary roads									permitted and discretionary uses shall be those outlined in the abutting district classification
Controlled Urban Development	limit development around incorporated towns and villages	P	160	X			X			CR development on existing parcels only
Country Residential	regulate the development of country residences	D	NS	P	No. ag. pursuits-1 Ag. pursuits-3	3 10	X			
Summer Resort	control the standards of development for summer resort uses in approved locations	D	NS	P	.5	NS	X			

COUNTY OF ATHABASCA NO. 12

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1986 (#28)	1983 (#27-83)	CLI 1-4 or a quarter having at least 50 acres with an FA rating of 30% or better	Option (two CR on each quarter section & one on parcel with min. area of 20 ac.)	3	10	yes	yes

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural	reduce conflicts between ag. and non-ag. uses; preserve better ag. lands from inappropriate development	P	80	X			P			Allow 4 parcels per quarter section; 2 shall be min. 3 ac/max.10 ac., one a min. or 20 ac. and remaining one the balance of the quarter section.
Rural Use	reduce conflicts between ag. and non-ag. uses; identify development which may be permitted on poorer ag. lands	P	80	D	1	3	P			Multi CR may be permitted on higher capability agric. land

COUNTY OF SMOKY LAKE NO. 13

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1986 (#746)	NS	Option	1	10	yes	yes

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural	reduce conflicts between ag. and non ag. land uses and conserve areas of higher capability ag. land from inappropriate development	P	80	X			D			
Multi-lot Country Residential	regulate the development of residences in a multi-lot CR subdivision of bare land condominium	D	NS	P	within 1000 ft. lake - .5 otherwise - .1	3 3	X			no minor ag. permitted

COUNTY OF LACOMBE NO. 14

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1983	1983 (#623/83)	CLI 1-4	NS			yes	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural		P	NS	X			P	Permitted if min. parcel size 80 ac. and C. of C. otherwise Discretionary		
Country Residence		X		P	3	NS	X			
Highway Commercial		X		X			X			
Industrial		D	NS	X			X			
Institutional		X		X			X		P-colleges parks, playgrounds, schools	
Recreational Facility		X		X			X		P-campgrounds, golf course, ski facilities	
Residential Lakeshore		X		P	.5	NS	X			

COUNTY OF WHEATLAND NO. 16

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1985	1986 (#86-8)	CLI 1-3	Option	2	80	yes (new operations only)	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
General Agricultural	provide for the conservation of extensive areas of land for ag. purposes	P	160	X			D			No multi country residential allowed in the municipality
Highway Commercial	allow essential services to the travelling public located on lots adjacent to the highway	X		X			X			
Industrial Park	provide for industrial uses which may be unable to locate within existing urban centres	X		X			X			

COUNTY OF MOUNTAIN VIEW NO. 17

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No date	consolidated 1986 (#4/81)	CLI 1-4	Universal Right	1	10 preferably not exceed. 3 acres	no	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural		P	160	X			D			
Country Residential		X		P	1 sewage collection water dist.-.5	10; max. 10 parcels/ quarter	X			minor ag. pursuits are discretionary
Country Residential Agricultural		X		P	3 sewage collection water dist.-1	10 max. 10 parcels/ quarter	X			minor ag. pursuits are permitted; greenhouses nurseries, market gardens, beekeeping is discretionary
Commercial		X		X			X			
Highway Commercial		X		X			X			
Industrial		P	NS	X			X			
Airport		P	160	X			D			

Table 1 - General Regulations

COUNTY OF PAINTEARTH NO. 18

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	Amended 1984 (#353-84)	NS	NS			NS	NS

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural		P	160	X			D			
Country Residence		X		P	1	NS	X			minor ag. pursuits are discretionary
Industrial		P	NS	X			D	dairy only		
Highway Commercial		X		X			X			
Mineral Extraction		P	NS	X			X			
Recreation		P	NS	X			X			

COUNTY OF ST. PAUL NO. 19

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1980 consolidated 1985 (#959)	CLI 1-3	Option	.5	10	no	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural	preserve ag. land; encourage the development of those ag. activities associated with farming	P	80	X			X			
Agricultural-Mixed Use	development of ag. activities not requiring a high soil capability and non-ag. uses on poorer ag. land	P	NS	D	.5	10	D			
Country Residential	provide for rural residential and related development	D	80	P	.5	10	X			
Country Residential-Resort	CR and recreational residential development in close proximity to Garner Lake	X		P	see comments		X			CR parcel within 250 m of the high water mark of a lake, min. parcel size 1.25 ac.; max. size 10 ac. CR parcel greater than 250 m of a lake, min. parcel size 3 ac.; max. parcel size 10 ac.

Table 2 continued

COUNTY OF ST. PAUL NO. 19

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Recreational	development of a public or private, active or passive recreational facility; prevent development of land which is incompatible with the environment	X		X			X			
Industrial/ Commercial	development of industrial and commercial enterprises which are compatible with each other	X		X			X			
Urban Expansion Reserve	limit the development of land around towns or hamlets to those uses which require a larger lot	P	80	X			X			

COUNTY OF STRATHCONA NO. 20

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1980 (#44-80 Amended to Jan. 1, 1985)	CLI 1-3	Option	2	10	no MDS may be applied where adjacent land uses could be adversely affected	no MDS may be applied where the proposed development may encroach on an existing intensive livestock operation

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural		P	80	X			D			
Institutional		X		X			X			
Highway Commercial		X		X			X			
Rural Recreation & Open Space		X		X			X			
Country Residential		D	NS	P	2	10	X			
Country Residential Mobile Home		D	NS	P	2	10	X			
Small Holdings		D	NS	P	10	20	X		P-intensive ag. operations	small holdings not permitted on better ag. lands
Resort Development		X		D	.5	NS	X			

Table 2 continued

COUNTY OF STRATHCONA NO. 20

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Rural Commercial		X		X			X			
General Industrial		X		X			X			
Heavy Industrial		X		X			X			

COUNTY OF TWO HILLS NO. 21

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1985 (#11-85)	lands presently under ag. production that are classified by FA as either arable or improved pasture and assessed at 40% or higher.	Option	1	10	no	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural	permit activities associated with primary production; preserve valuable ag. land from inappropriate development	P	80	X			D			
Highway Development	control development in the vicinity of highways	P	80	X			D			
Secondary Road	control development in the vicinity of secondary roads									permitted and descretionary uses shall be those outlined in the abutting district classification.
Controlled Urban Development	limit development around towns and villages	P	80	X			D			CR development on existing single parcels only.
Country Residential	regulate the development of CR	D	NS	P	no. ag. pursuits-1 ag. pursuits-3	3 10	X			

Table 2 continued

COUNTY OF TWO HILLS NO. 21

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Country Residential Resort	control the standards of development for resort uses	D	NS	P	.5	NS	X			
Rural Industrial	regulate the development of those industries which require large tracts of land and are not appropriate within an urban municipality	X		X			X			

COUNTY OF CAMROSE NO. 23

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1983 (#672)	NS	Universal Right or serviced site	1.2	NS	yes	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural Low Density	Conserve the natural resources of the area for primary ag. production	P	160	X			P			
Country Residential CR-A	Provide land for CR development while maintaining environmental qualities and natural beauty	P	138	P	1.2	max. 24 parcels/ quarter	P			
Country Residential CR-B	Provide land for low density CR development and hobby farming while maintaining the environment	P	138	P	30	max. 4 parcels/ quarter	P			
Recreational Resort - Lower Density	Conserve parkland and wooded areas around major lakes; allow cottage development	X		P	10	NS	X			minor ag. pursuits on CR parcels
Recreational Resort- Medium Density	Medium density resort cottage development adjacent to Miqueion lakes	X		P	2	NS	X			
Public Recreation	Conserve the lakes natural shoreline for public recreational use	X		X			X			
Rural Industrial	Provide land for industrial use	P	NS	X			P			
Airport Agricultural	Allow for development of land adjacent to the airport facility	P	NS	P	NS	NS	P			

Table 1 - General Regulations

COUNTY OF RED DEER NO. 23

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
presently being rewritten	1984 (#16/84)	NS	NS			NS	NS

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural A		P	NS	X			D	P-intensive poultry		
Agricultural B		P	NS	X			D	P-intensive poultry		
Country Residence CR A		X		P	1	2	X			
Country Residence CR B		X		P	1	2	X			
Country Residence Agricultural		X		P	3	5	X			Minor ag. pursuits allowed
Commercial		X		X			X			
Highway Commercial		X		X			X			
Industrial A		P	NS	X			X			
Industrial B	light industrial	P	NS	X			X			

Table 2 continued

COUNTY OF RED DEER NO. 23

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Seasonal Residence	single family seasonal residence	X		P	1	2	X			
Recreation Facility		X		X			X			
Institutional		D	NS	X			X			

COUNTY OF VERMILION RIVER NO. 24

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1980 (#2127)	lands presently under ag. production that are classified by FA as either arable or improved pasture and assessed at 40% or higher	Universal Right	3	5	yes	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural	permit activities associated with primary production; preserve ag. land from inappropriate development	P	160	X			D			
Highway Development	control development in the vicinity of highways	P	160	X			X			
Secondary Road	control development in the vicinity of secondary roads									permitted and discretionary uses shall be those outlined in the abutting district
Controlled Urban Development	limit development around cities, towns and villages	P	160	X			X			
Industrial Development	control the development of those industries which require large tracts of land and are not appropriate within an urban municipality	X		X			X			
Country R[redacted]ntia[redacted]	regulate the location and dev[redacted]ment [redacted] R [redacted]	X [redacted]	[redacted]	P [redacted]	3 [redacted]	5 [redacted]	X [redacted]	[redacted]	[redacted]	[redacted]

Table 2 continued

COUNTY OF VERMILION RIVER NO. 24

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)		COMMENTS		
Lloydminster Vicinity Development A1	limit development within the immediate vicinity of the City of Lloydminster	P	160	X			X			
Lloydminster Vicinity Development A2	allow for the rural development of the area identified under the "Lloydminster Fringe Area policies"	P	160	X			D			

COUNTY OF LEDUC NO. 25

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No date	1983 (#1665-83)	CLI 1-3 or a mixture of 3 with lower capability soils, and CLI 4 west of the first climate line.	Option	1	2.5 or such greater area as established by council	yes	yes

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural		P	see comments	X			D			Min. parcel size for ag.: east of the fifth meridian 80 acres; west of the fifth meridian 160 ac. on a) CLI 1-3 and 4 soils which are cleared and in production east of the first climate line or b) CLI 1-4 and 5 soils which are cleared & in production west of the first climate line.
Agricultural/ Country Residential		P	NS	P	2.5 sewage and water service-1.2 or such greater area as established by council	B.R.R.P.C. max. 24 parcels/quarter E.M.R.P.C. max. established by water quantity	X			

Table 2 continued

COUNTY OF LEDUC NO. 25

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Country Residential/ Mobile Homes		X		P	2.5 sewage and water service- 1.2 or such greater area as established by council	B.R.R.P.C. max. 24 parcels/quarter E.M.R.P.C. max. established by water quantity	X			
Public and Institutional		X		X			X			
General Industrial		X		X			X			
Restricted Industrial		X		X			X			
Direct Control/ Industrial	Provide Council with direct control over the use and design of development	X		X			X			permitted and discretionary uses specified in an area structure or redevelopment plan.
Recreation/ open space		P	same as ag. district	X			NS			
Wildlife Habitat		P	same as ag. district	X			NS			
Lake Shoreline		P	same ag. district	X			NS			

COUNTY OF LETHBRIDGE NO. 26

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1985 (#805)	1985 (#806)	CLI 1-4; land contained in an irrigable unit; CLI 5-7 with permanent water rights	Option	dev. .5 undev. .5	10 5	yes	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Rural Agriculture	allow ag. to continue as the main land use in the county unencumbered by conflicting land uses	P	dryland-160 irrigated-80	X			D			
Rural-Urban Fringe	protect ag. land while ensuring fringe areas of the urban municipalities are protected for future development by ensuring non-ag. uses will not conflict with an urban environment and economic base	P	dryland-160 irrigated-80	X			D			
Lethbridge Urban Fringe	to adopt more specific land use controls in the City of Lethbridge urban fringe area	P	dryland-160 irrigated-80	X			X	existing intensive livestock only		
Grouped Country Residential	provide for a high quality of clustered CR development in areas where no conflict with ag. can be anticipated	X		P	1	NS	X			agric. use and develop (except dwellings and livestock confinement operations) can occur without a permit

Table 2 continued

COUNTY OF LETHBRIDGE NO. 26

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Rural Grouped Industrial	allow industrial uses in areas that will not conlict with ag.	X		X			X			agric. use and develo (except dwellings and livestock confinement operations) can occur without a permit
Rural Commercial	allow commercial uses in areas that will not conflict with ag.; provide services to the traveling public; ensure efficient operation of the highway system	P	dryland-160 irrigated-80	X			X			

COUNTY OF MINBURN NO. 27

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1983	1984 (#920-84)	CLI 1-3	Option	undev. - 1 dev. - 1	3 5	yes	yes

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural	preservation and conservation of extensive areas of land for broad range of ag. uses by restricting inappropriate development	P	80	X			D			
Controlled Urban Development	limit development around towns and villages	P	NS	X			X			residential development on existing single parcels only
Rural Industrial	regulate the development of industrial uses	D	NS	X			X			
Country Residential	provide small parcels intended for CR development in low and medium density districts	X		P	1	3	X			

COUNTY OF LAC. STE. ANNE NO. 28

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1980 (#12 - 80)	CLI 1-3	Option	dev. - 1 undev. - 1	10 3	yes	yes

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural A	permit activities associated with primary production; preserve ag. land from inappropriate development	P	80	D	no ag. pursuits-.5 ag. pursuits-3	3 10	D			
Highway Development	control development in the vicinity of highways	P	80	D	no ag. pursuits-.5 ag. pursuits-3	3 10	D			
Secondary Road	control development in the vicinity of secondary roads									permitted and discretionary shall be those outlined in the abutting district classification
Controlled Urban Development	limit development around incorporated towns and villages	P	80	X			X			CR development on existing parcels only
Multi-Parcel Country Residendial		X		P	.5	3 (up to 10 if needed for building)	X			
Statutory Plan	provide a means to achieve the local planning objectives of Lac La Nonne, Nakamun Lake, Sandy Lake and Lac. Ste. Anne.									permitted and discretionary uses as set out in individual plans. If no guidelines in plans for ag. then min. area is 160 ac.

Table 1 - General Regulations

COUNTY OF FLAGSTAFF NO. 29

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1980	1983 (#519)	NS	Universal Right or serviced site	dev.- 1.2 serviced site - 1.2	max. area needed for actual farmstead 2.5	yes	yes

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural		P	160	X			D			
Agricultural Highway		P	160	X			X			
Airport Agricultural		P	NS	X			NS			
Country Residential A		X		P	1.2	max. 24 parcels/ quarter	X			
Country Residential B		X		P	1.2	NS	X		D-small scale ag. operations (hobby farm)	
Resort		D	NS	P	1.2	NS	X			
Rural Industrial		P	NS	X			NS			

COUNTY OF LAMONT NO. 30

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1984	1984 (#386)	quarter consisting of at least 50 ac. having a FA rating of 41% or greater, or at least 60% of a quarter rated CLI 1-3	Universal Right	1	3	yes	yes

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)		COMMENTS		
Agricultural A1	permit activities associated with primary production; conserve large tracts of better land for ag. use	P	80	X			D			
Agricultural A2	allow a wider variety of non-ag. land uses on land containing lower quality ag. land	P	80	X			D			
Agricultural A3	transition zone between Ag. A1 and Ag. A2 districts; variety of non-ag uses provided they do not conflict with surrounding ag.	P	80	X			D			
Urban Fringe	orderly development around towns and villages	P	80	X			X			
Country Residential	regulate the development of CR	D	NS	P	1	3	X			
Rural Industrial/ Commercial	accommodate industrial and commercial uses in rural area	D	NS	X			X			

COUNTY OF PARKLAND NO. 31

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1978	1986	CLI 1-3 with a FA rating of 41% or greater	NS			no	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural Mixed Land Use	permit ag. activities	P	NS	X			D	P-if not within 1000 ft. of a multi CR or a school lot		
Country Residential	provide for rural residential development	P	NS	P	1	5	D			
Recreational	development of public or private recreational facilities	P	NS	X			D			
Industrial/ Commercial	development of industrial and commercial developments which are compatible with one another	P	NS	X			D			
Industrial/ Commercial Reserve	designate the areas where future industrial/commercial development may take place but which is not designated for immediate development	P	NS	X			D			
Urban Expansion	the logical development of existing urban areas	P	NS	X			X			

Table 2 continued

COUNTY OF PARKLAND NO. 31

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Resource Extraction	exploration for and extraction of natural and mineral resources and the development of works associated there with	D	NS	D	1	5	D			
Direct Control	regulate the use and development of land situated in a district									restricted to the uses and regulations prescribed in the Direct Control Regulations adopted by council for that particular area

M.D. OF CYPRESS NO. 1

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1986 (#85-18)	CLI 1-3	Option	NS	NS	no MDS will be applied under special circumstances	yes

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural A-1	regulation and control of urban, non-ag. uses in the immediate vicinity of urban centres	P	dryland-160 irrigated-80	X			X			
Agricultural A-2	permit activities associated with primary production of ag. goods and services; strengthen the ag. character	P	dryland-160 irrigated-80	X			D			
Country Residential	regulate the development of CR; development of two or more CR per quarter	X		P	1	10	X			
Seasonal Residence	regulate the development of seasonal residences (smaller lot developments)	X		P	.5 - no water .3 - water distribution	2.5	X			
Industrial	regulate rural industrial development	P	NS	X			X			
Highway Commercial	provide for highway commercial activities and uses required by the travelling public	X		X			X			

M.D. OF CARDSTON NO. 6

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1986 (#364-86)	1985 (#348-85)	CLI 1-4	Option	1	10	no may be considered MDS when evaluating Intensive livestock subdivisions	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agriculture	protection of better ag. land from undue fragmentation for non-ag. uses	P	70	D	NS	10	D	min. parcel size 10 ac.	D-commercial and industrial uses	

The M.D. of Pincher Creek No. 9 is not included
due to the absence of statutory documents

M.D. OF TABER NO. 14

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1985 (#1430)	1986 (#1440)	CLI 1-4 and CLI 5-6 which have a minimum carrying capacity of 1 animal unit/40 ac. for grazing	Universal Right	1	10	no MDS used in cases where livestock operation does not comply with criteria outlined in LUB	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Rural Agricultural	better ag. land is protected from fragmentation and conserved for extensive ag use; accommodate intensive ag. and suitable isolated non-ag. uses	P	dryland-160 irrigated-80	X			D			
Rural Urban Fringe	management of land uses within ½ mile of urban boundaries; protect better ag. land from fragmentation	P	dryland-160 irrigated-80	X			X			
Grouped Rural Industrial	accommodate resource extractive, ag. related and urban incompatible industrial developments within multi-lot districts	X		X			D			
Grouped Country Residential	accommodate clustered CR development within multi-lot districts	X		P	1	10	X			
Rural Highway Commercial	provide services essential to the motoring public	X		X			X			
Private Commercial Recreation	accommodate private commercial recreation developments	X		X			X			

M.D. OF WILLOW CREEK NO. 26

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1985 (#983)	1985 (#984)	CLI 1-4	Universal Right	1	10 (3 ac. only if lot has a developed residence but is not a farmstead)	no	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Rural General	protection of better ag. land by limiting and regulating development other than cultivation or grazing	P	160	X			D	max. parcel size 15 ac.		multi CR are encouraged to locate in designated hamlets
Grouped Rural Industrial	accommodate grouped industrial uses in a rural area without compromising the conservation of better ag. land for ag. purposes	P	160	X			X			
Rural Commercial	location of commercial uses in rural areas which will not compromise either the use of ag. or the safe and efficient operation of the highway system for the traveling public	X		X			X			

Table 1 - General Regulations

M.D. OF FOOTHILLS NO. 31

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1986 (draft)	1983 (#566 with draft amendments to 1986)	CLI 1-4	Universal Right	3.7	15	no	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural-Conservation	preservation and conservation of extensive areas of land for ag.	P	160	X			P	parcel size less than 40 acres permit required; greater than 40 acres permit required. Applic. to all other districts allowing intensive livestock		
Agricultural	preservation and conservation of ag.; intensive or specialized ag.	P	20	X			P			
Agricultural-Balance	balance of parcel remaining after CR subdivision preserved for ag. use	P	160 minus area for subdivision	X			D			
Rural Holding	small scale ag. pursuits	P	NS	P	20	max. 8 parcels/ quarter	D			this district applies only to quarters which have been subdivided or are in the course of being subdivided into 20's. Resubdivision of 20's will be allowed on better ag. lands (Regional plan amendment or relaxation will be required)

Table 2 continued

M.D. OF FOOTHILLS NO. 31

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Country Residential 8	small parcels for CR development in low and medium density districts	P	NS	P	4	max. 7 parcels/ quarter	D	not incl. swine or poultry		
Country Residential 16	small parcels for CR development in medium density districts	P	NS	P	2	max. 15 parcels/ quarter	D	not incl. swine or poultry		
Country Recreational Residential 49	small parcels for CR development in conjunction with a country recreational center	X		P	1	max. 48 single family dwellings/ quarter	X			
Farmstead	subdivision of one lot containing the original farm residence	P	NS	X			D			farmstead seperation min. parcel size 3.7 ac. max. parcel size 15 ac.
Airport	protection of the airport from encroachment of uses that may have an effect on the operational safety of the airport	D	160	X			D			
Rural Industrial	wide range of industrial uses	X		X			X			
Local Rural Commercial	commercial development which provides essential services to residents	X		X			X			
Public and Quasi Public	development of a range of public services and public and quasi-public uses	X		X			X			
Highway Commercial	provide a limited range of essential services adjacent to highway to serve the motoring public	X		X			X			

The M.D. of Acadia Valley No. 34 is not included
due to the absence of statutory documents

M.D. OF ROCKYVIEW NO. 44

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1983	1985 (#C-1725-84 with amend. to April/86)	CLI 1-3 with a FA rating greater than 28%	Universal Right	S	NS	no MDS is recommended	no MDS is recommended

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural Conservation	preservation and continuation of a full range of ag. activities	P	160	X			D			min. parcel size for Intensive livestock operations regardless of district 20 ac.
Agricultural 2	provide for a wide range of ag. pursuits; to allow the creation of one parcel per quarter	P		X			D		D-market gardens greenhouses, treefarms; min. parcel size 15 ac	
Agricultural 4	to provide for a wide range of intensive ag. and recognize existing 40 acre parcels	P	36.4	X			D			
Highway Commercial	provide for commercial uses for the benefit of the travelling public	X		X			X			
Local Rural Commercial	commercial development which provides essential services to residents	X		X			X			
Public and Quasi-Public	development of public and quasi-public uses	X		X			X			

Table 2 continued

M.D. OF ROCKYVIEW NO. 44

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Public Service Commercial	commercial uses that are a public service and need to be located adjacent to related uses in other districts	X		X			X			
Recreation Commercial	recreational uses that charge a fee for such a use	X		X			X			
Rural Industrial	industrial uses suitable for an industrial park	X		X			X		regional 20 ac.	
Small Holding	development of CR uses at rural densities with minor ag. pursuits recognize existing small holding parcels	X		P	4	20	X		D-market gardens greenhouses, private riding arenas, tree farms, min. parcel size 15 ac.	
Agricultural 8	development of CR uses at rural densities with minor ag. pursuits; recognize existing 4 and 20 acre parcels	D	NS	P	as shown on title if 20 ac. or less at time of passing of bylaw		D			resubdivision of 20's will be allowed on better ag. lands (Regional Plan amendment or relaxation will be required)
Agricultural Balance	provide a range of ag. pursuits on the balance of land remaining after CR subdivision	P	160 minus area for subdivision	X			X			
Agricultural Commercial	provide for the processing of ag. products; provide a retail outlet for the product	X		X			X			
Agricultural, Natural Resource & Restricted Industry	development of industrial uses related to ag. and the oil and gas industry	X		X			X			
Agricultural Pipeline	to provide a corridor for the suggested location of pipelines	P	NS	X			X			

Table 2 continued

M.D. OF ROCKYVIEW NO. 44

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Airport	provide for land development which does not conflict with the operation of airports in the municipality	P	NS	X			X	P-dairy		
Country Residential	provide for CR development, free from incompatible uses, at rural densities	X		P	2	10	X			

M.D. OF STARLAND NO. 47

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1982 (#822)	NS	NS			NS	NS

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural		P	NS		1	NS	D			no development permit shall be issued for any development which would result in three or more contiguous parcels being used for CR, highway commer- or industrial uses.

Table 1 - General Regulations

M.D. OF KNEEHILL NO. 48

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1985 (#1061)	CLI 1-4	Universal Right	.5	3	yes	yes

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY									COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER		
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS			
Agricultural Conservation	extensive areas of land for the conduct, accomodation, and continuation of a wide range of ag. uses	P	160	X			D				
Agricultural	preservation and conservation of ag. lands; individual intensive or specialized uses requiring a smaller site	P	NS	P	.5	3	D				no multi CR parcels permitted, allow single CR parcels on poor ag. lands
Highway Commercial	provide a limited range of essential services adjacent to a highway to serve the motoring public	X		X			X				

M.D. OF PROVOST NO. 52

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1986	1986 (#1632)	CLI 1-4 and/or a FA rating of 40% or greater	Option	1	3	yes	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural	provide for activities associated with ag. produciton; protect better ag. land from inappropriate development	P	160	X			D			
Urban Fringe	manage development around villages and towns	P	160	X			X			
Country Residential	regulate development associated with multi-lot CR	X		P	no ag. pursuits-1 ag. pursuits-3	3 10	X			
Rural Industrial/ Commercial	regulate development associated with multi-lot or multi-site rural industrial/commercial use	X		X			X		D-intensive farming	
Lake	regulate development adjacent to Schorncliffe and Capt.Ayre Lakes	P	160	D	NS	3	X			

Table 1 - General Regulations

M.D. OF WAINWRIGHT NO. 61

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1979 (#1031)	lands presently under ag. production that are classified by FA as either arable or improved pasture	Option (more than 1 parcel/ quarter may be permitted)	dev. 1 undev. 1	10 NS	yes	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural	permit activities associated with primary production; preserve ag. land from inappropriate development	P	160	X			D			
Highway Development	control development in the vicinity of highways	P	160	X			X			
Secondary Road	control development in the vicinity of secondary roads									permitted and discretionary uses shall be those outlined in the abutting district classification
Controlled Urban Development	limit development around towns and villages	P	160	X			X			CR development on existing single parcles only
Country Residential	regulate development of CR	D	NS	P	no ag. pursuits-1 ag. pursuits-3	3 10	X			
Summer Resort	control the standards of development for summer resort uses in approved locations	D	NS	P	.5	NS	X			

M.D. OF BONNYVILLE NO. 87

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1985	1986 (#861)	First Parcel Out - allowed on land with a FA rating of 40% or less Multi CR - allowed if at least 75% of the quarter is rated 30% or less by F.A.	Option	1	3	yes	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural A	permit activities associated with primary produciton; preserve ag. land from inappropriate development	P	160	P	3	5; min.15 lots/quarter in first state of development	D			
Agricultural A1	permit activities associated with primary produciton; protect the backshóre area of a lake from inappropriate uses	P	160	X			D			First parcel out on quarters adjacent to Muriel Lake and on all quarters within Moose Lake area structure plan, Min. parcel size 1 ac. Max. parcel size 3 ac.
Highway Development	control development in the vicinity of highways									permitted and discretionary uses shall be those outlined in the abutting district classification.
Secondary Road	control development in the vicinity of secondary roads									permitted and discretionary uses shall be those outlined in the abutting district classification.

Table 2 continued

M.D. OF BONNYVILLE NO. 87

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Controlled Urban Development	coordinate development with adjacent towns and villages	P	160	X			D			
Country Residential	regulate the development of CR	D	80	P	1	5; min.15 lots/ quarter in first stage of dev.	X			
Country Residential Resort	control residential development around lakeshores as identified in the Lakeshore Area Structure Plans	D	160	P	1	3	X			
Intensive Recreation	encourage the development of lands possessing a high recreational rating within the boundaries of the Moose, Muriel and Chickenhill Lake Area Structure Plans	X		X			X			
Industrial/ Commercial	accomodate Industrial and rural uses in a rural area	D	NS	X			X			

M.D. OF STURGEON NO. 90

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1985 (#543/85 2nd draft)	1983 (#388-81)	CLI 1-3	Option	1	2.5	yes	yes

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural		P	80	X			D			land owners have the option of taking the first parcel out or splitting the quarter into two 80 ac. parcels; the min. parcel size for ag. is 80 ac. except where the parcel to be created represents the first parcel out from an unsubdivided quarter and is to be used for an existing intensive agricultural operation
Potential Wildlife and Recreational		P	80	X			X			land owners have the option of taking the first parcel out or splitting the quarter into two 80 ac. parcels; the min. parcel size for ag. is 80 ac. except where the parcel to be created represents the first parcel out from an unsubdivided quarter

Table 2 continued

M.D. OF STURGEON NO. 90

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Country Residential CR 1		X		P	2.5	max. 40 parcels/ quarter	X			minor ag. pursuits permitted
Country Residential CR 2		X		P	.5	2.5	X			minor ag. pursuits not permitted
Public and Institutional		X		X			X			
Agricultural Industrial		X		X			X			
Potential Heavy Industrial		P	80	X			NS			
Heavy Industrial		X		X			D		D-commercial greenhouse, other ag. uses which are unlikely to have restrictive effects upon the district	
General Industrial		X		X			X			
Direct Control	provide the development officer with direct control over the use and design of development in those areas identified within the district									permitted and discretionary uses shall be those uses specified in the Area Structure Plan or Area Redevelopment Plan
Sandy Lake										permitted and discretionary uses shall be those uses specified in the Sandy Lake Area Structure Plan

M.D. OF WESTLOCK NO. 92

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1983	1983 (#9)	a quarter having at least 50 ac. with a FA rating of 30% or better; or at least 80% of the land area rated CLI 1-4	Option	1	3	yes	yes

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural A1	identify activities within the higher capability ag. A1 District	P	160	X			D			
Agricultural A2	identify activities within the lower capability ag. A2 district	P	160	D	NS	NS	D			
Controlled Urban Development	limit development around towns and villages	P	160	X			X			CR development on existing single parcels only

The M.D. of Clearwater No. 99 is not included
due to the absence of statutory documents

M.D. OF SMOKY RIVER NO. 130

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1985 (#538)	NS	NS			NS	NS

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agriculture		P	160	P	5	10; max. 3 parcels/ quarter	D			
Rural Development		X		X			X			
Country Residential		X		P	5	10	X			

M.D. OF SPIRIT RIVER NO. 133

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1983 (#2-83)	1981 (#3-80)	lands presently under ag. production that are classified by FA as either arable or improved pasture	Universal Right	1	10	no MDS is considered when evaluating Intensive livestock subdivision	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural Conservation		P	160	X			D			
Country Residential CR 1		X		P	3	10 max. 8 parcels/ quarter	X			
Country Residential CR 2		X		P	3	10 min. 9 parcels/ quarter	X			
Highway Development		X		X			X			
Rural Industrial		X		X			X			
Crown Land Management										those permitted and discretionary uses listed in any ag. or CR district

M.D. OF PEACE NO. 135

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1986	1986	CLI 1-3 and better parts of 4	Universal Right (may allow for undev. parcel)	3	5	yes	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural Conservation	conserve land for ag; minimize fragmentation of ag. land; limit non-ag. uses to those which are not incompatible with ag. uses	P	160	X			D			undeveloped first parcels out not permitted
Agricultural	conserve land for ag. purposes; allow for those uses compatible with ag.	P	160	X			D			undeveloped first parcels out are discretionary
Joint Plan Agricultural 1	protect the area covered by the Peace River Joint GMP	P	160	X			X			undeveloped first parcels out not permitted
Joint Plan Agricultural 2		P	NS	X			D			undeveloped first parcels out are discretionary min. parcel size-3 ac. max. parcel size-10 ac.
Country Residential	accommodate CR development of two or more in areas of low ag. potential	X		P	3	10	X			

Table 2 continued

M.D. OF PEACE NO. 135

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Highway Development		X		X			X			
Rural Industrial		X		X			X			
Direct Control	allow for the accommodation of a trailer camp manufacturing plant and truck related storage facilities and auxillary uses	X		X			X			
Crown Land Management		X		X			X		D-market garden, farm building recreation	

M.D. OF FAIRVIEW NO. 136

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1980 (with amendments to 1985)	NS	Universal Right (allow a dev. & undev. parcel/quarter)	1	10	NS	NS

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural Conservation		P	NS	X			D			max. 2 parcels/quarter or in the case of a farmstead seperation 3 parcels/quarter
Agricultural Two Parcel		P	160	X			D			max. 3 parcels/quarter
Agricultural General		P	NS				D	min. parcel size 10 ac.		max. 2 parcels/quarter
Agricultural General Farmstead		P	NS				D	min. parcel size 10 ac.		max. 2 parcels/quarter or in the case of a farmstead seperation 3 parcels/quarter
Country Residential 1		X		P	1	5; max. 8 parcels/ quarter	X			

Table 2 continued

M.D. OF FAIRVIEW NO. 136

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Country Residential 2		X		P	1	5; min. 9 parcels/ quarter; max. 16 parcels/ quarter	X			
Highway Development		X		X			X			
Rural Industrial		X		X			X			
Rural Recreational		X		X			X			
Crown Land Management										Discretionary uses are those uses listed under the permitted and discretionary uses in any ag. district, CR district or hamlet district

I.D. NO. 6

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1980	NS	NS			NS	NS

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural	permit activities associated with primary production; reserve better ag. land	P	160	X			D			
Forestry Reserve	regulate land use within the Green Area	P	NS	X			X			ag. uses include cattle grazing only

I.D. NO. 7

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1980	NS	NS	1	10	NS	NS

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural	permit activities associated with farming and other desirable uses of land	P	NS	D	1	10	D	P-intensive poultry		no development permit may be issued for a proposed development that would result in three or more contiguous parcels being used for CR, highway commercial, industrial or hamlet residential
Industrial	major industrial activities	P	NS	X			X			
Urban Reserve	control development in undeveloped areas	D	NS	P	vary from .05-.5 ac. depending on sewage system & water distribution		X			

I.D. NO. 8

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1985	1985 (order #1)	NS	Universal Right	1	10	no	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)		COMMENTS		
Conservation Area Forestry CF	conservation of extensive areas of land, the majority of which is owned by the crown	D	160	X			X			
Conservation Area Forestry CF 1	conservation of extensive areas of areas of land with a min. amount of privately owned development; primarily located in the Bow Valley corridor	P	160	X			X			
Agricultural Conservation	continuing use of land for extensive and intensive ag.; accommodate institutional areas associated with ag. areas	P	160	X			D			
Agricultural	preservation and conservation of ag. lands; allow for intensive or specialized ag. requiring a small site	P	20-max. 2 parcels/ quarter	X			P			
Natural Resource Extraction Industrial Land Use	provide for natural resource extractive industries	X		X			X			

Table 2 continued

I.D. NO. 8

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Special Recreation	provide land suitable for general recreational purposes in the Bow Valley corridor and south to Kananaskis park	D	160	X			X			
Ranchlands Recreation	provide for recreational activities compatible with the surrounding ranching area	D	160	X			X			
Highway Commercial	provide a limited range of essential services adjacent to a highway to serve the traveling pubic	X		X			X			
Three Sisters Subdivision Tourist-Commercial	to allow for a restricted range of commercial activities at the Three Sisters subdivision	X		X			X			

I.D. NO. 14

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
NO GMP	1981	NS	Universal Right	1	10	yes	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural A1	permit activities associated with primary production, to preserve valuable agric. land from inappropriate development	P	160	X			D			
Rural A2	to regulate development on lower agric. capability land	P	160	D			D			discretionary use: smallholding agric. (min. 40 ac.)
Urban Vicinity A3	to ensure land is not used in a a way that precludes or increases cost of conversion to urban uses	P		X			D			discretionary use: smallholding agric. (min. 40 ac.)
Country Residential CR	to regulate development of multi-lot country residences	X		P	1	10	X			
Forestry F1	promote optimal use of natural resources	D								
Forestry F2	regulate land use within the Green Area	D	160	D	1	10	D			discretionary use: smallholding agric. (min. 10 ac.)
Rural Reacreation RR	accommodate recreational uses	P	NS	X			X			
Agricultural Wildlife AW	maintain low density character of rural area for agric. and wildlife habitat	P	160	X			X			

I.D. NO. 15

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1981 (order #1)	NS	Option	NS	NS	no	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural A1	conservation of extensive areas of land for ag. uses	P	160	X			D			
Agricultural A2	compatible non-ag. uses may be located on poor ag. lands to avoid the loss of good ag. land	P	160	X			D		D-small holdings agriculture, min. parcel size-10 ac	
Agricultural A3	control development around urban centres to those uses which require a larger parcel on which to operate	P	160	X			X		D-small holdings agriculture, min. parcel size-40 ac	
Intensive Recreation	encourage the development of lands possessing a high recreational capability rating	P	NS	X			X			
Extensive Recreation	provide suitable areas for dispersed, non-facility oriented recreational activities; ensure lake and river shorelands are available to the general public	P	160	X			X			
Forestry	those lands categorized as a Forest Management area by ENR	D	NS	X			X			

Table 2 continued

I.D. NO. 15

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Country Residential CR 1	regulate the development of multi-lot CR development; no ag. pursuits	X		P	1	3	X			
Country Residential CR 2	regulate the development of multi-lot CR development; minor ag. pursuits	X		P	3	10	X			
Small Holding Agricultural	regulate the development of small holding ag. uses	X		P	see comments		X			Min. parcel size for CR is 10 or 40 ac. depending on location
Rural Industrial	development of industries which require large tracts of land and are not appropriate for development within an urban area	X		X			X			
Highway Development	control development in the vicinity of primary or secondary highways	X		X			X			

I.D. NO. 16

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1986 (draft)	1981	CLI 1-3 and land with a FA rating of greater than 34%	Option	5	10	yes	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural A1	conservation of extensive areas of land for a wide range of ag. uses	P	160	X			D			
Agriucltural A2	control development around urban centres to those uses which require a larger parcel	P	160	X			X			
Country Residential CR 2A	regulate the development of CR; minor ag. pursuits	X		P	5	10	X			
Country Residential CR 2B	regulate the development of CR	X		P	3	5	X			
Country Residential CR 3	regulate the development of CR within the Sturgeon Lake Development Policy Area and other lakes in the I.D.; no ag. pursuits	X		P	1	5	X			
Highway Development	regulate development adjacent to highways	P	160	X			X			
Rural Industrial	accommodate industrial buildings and uses which are considered appropriate in rural areas	P	NS	X			X			

Table 2 continued

I.D. NO. 16

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Rural Recreational	development of intensive and extensive recreational buildings and uses	X		X			X			
Forestry	regulate land use within the Green area	P	NS	X			D			

I.D. NO. 17 (West)

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1981 (Order #1)	NS	Universal Right	1	10	NS	NS

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural A1	provide for the conservation of extensive areas of prime ag. land for a wide range of ag. uses.	P	160	X			D			
Agricultural	control development around urban urban centres of those uses which require a large parcel on which to opertate	P	160	X			X		D - intensive agriculture	
Country Residential CR1	regulate the development of CR; no minor ag. or industrial storage	X		P	1	5	X			
Country Residential CR2	regulate the development of CR; minor ag. and industrial storage permitted	X		P	3	10	X			
Country Residential CR3 (resort)	regulate the development of CR within lake areas; no ag. pursuits	X		P	.5	NS	X			
Country Residential CR4	regulate the development of CR; no minor ag. or industrial storage	X		P	3	5	X			
Highway Development	regulate development adjacent to primary highways and secondary roads	P	160	X			X			

Table 2 continued

I.D. NO. 17 (West)

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Rural Industrial RM1	accommodate industrial buildings and uses which are considered appropriate in a rural area	D		X			X			
Rural Industrial RM2	accommodate industrial operations of a site specific nature	X		X			X			
Rural Recreational RR	permit development of intensive and extensive recreational facilities and uses	X		X			X			
Forestry	regulate land use within the Green area of the improvement district	D	NS	X			D			

I.D. NO. 17 (East)

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1983 (order #1) office consolidation	NS	Option	1	10	NS	NS

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural	conservation of extensive areas of ag. land for a wide range of ag. uses	P	160	X			D			
Corridor Controlled Urban Development	identify development opportunities within the Highway 2/Lesser Slave Corridor Area	P	160	X			NS			
Corridor Agricultural	same as corridor controlled urban development	P	160	X			X			
Corridor Country Residential	same as corridor controlled urban development	P	160	P	5	NS	NS			
Country Residential	regulate the development of CR	X		P	1	5	X			CR within 1 mile of a lake min. parcel size .5 ac; max. parcel size not specified

Table 2 continued

I.D. NO. 17 (East)

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Industrial	accommodate industrial buildings in a rural area	X		X			X			
Mitsue Industrial Park	industrial development in the vicinity of Mitsue Lake	X		X			X			
Forestry District	regulate land use within the green area	D	160	X			D			

I.D. NO. 18

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1983	1984 (order #2)	CLI 1-4 or a FA rating of 20% or greater	Universal Right (allow one undev. parcel on poor ag. land)	dev. - 1 undev. - 1	10 5	no operators encouraged to obtain a C. of C.	no MDS Strongly advised

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural	permit activities associated with primary production; preserve ag. land from inappropriate development	P	160	X			D			First parcel out in the Lac La Biche Lake Management Plan: Area structure plan, min. parcel size 3 ac. max. parcel size 10 ac. Ethel Lake Area Structure Plan, min. parcel size 1 ac.; max. parcel size 3 ac.
Rural	regulate development on poorer ag. land	P	160	X			D			
Urban Expansion	ensure developments are compatible with other land uses and the future growth of the adjacent urban municipality	P	NS	X			X			

Table 2 continued

I.D. NO. 18

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Country Residential	regulate development of CR	X		P	3	5	X			CR in the Lac La Biche Lake Management Plan: Area Structure Plan, min. parcel size 1 ac.; max.parcel size 5 ac.; max.30 parcels/ quarter. Ethel Lake Area Structure Plan, min. parcel size 1 ac. max. parcel size 3 ac. max. 4 parcels/quarter
Rural Industrial	development of industries which require large tracts of land and which are not appropriate for development within an urban municipality	X		X			X			
Highway Commercial	development of commercial facilities to serve the travelling public	X		X			X			

I.D. NO. 19

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1985	1981	CLI 1-4 or a FA rating of 28% or greater	Universal Right (allow one undev. parcel from unsub quarter on poor ag. land)	NS	NS	no	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)		COMMENTS		
Agricultural A1	conservation of extensive areas of land for a wide range of ag. uses	P	160	X			D	max. parcel size 40 ac.		
Agricultural A2	control development around urban centres to those uses which require a larger parcel	P	160	X			X			
Country Residential CR 1	regulate the development of CR; no ag. pursuits	X		P	1	5 max. 5 parcels/ quarter	X			
Country Residential CR 2	regulate the development of CR; minor ag. pursuits	X		P	5	10 max. 5 parcels/ quarter	X			
Country Residential CR 3	regulate the development of CR adjacent to lakes in the I.D.; no ag. pursuits	X		P	1	5 max. 5 parcels/ quarter	X			

Table 2 continued

I.D. NO. 19

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Highway Development	regulate development adjacent to highways	P	160	X			X			
Rural Industrial	accomodate industrial buildings and uses which are considered appropriate in a rural area	D	NS	X			X			
Rural Recreational	development of intensive and extensive recreational buildings and uses	X		X			X			
Forestry	regulate land use within the Green area	D	NS	X			X			

I.D. NO. 20

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
1985	1981	CLI 1-4 or a FA rating of 28% or greater	Universal Right	NS	NS	no	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY									COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER		
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS			
Agricultural A1	conservation of extensive areas of land for a wide range of ag. uses	P	160	X			D				
Agricultural A2	control development around urban centres to those uses which require a larger parcel	P	160	X			X				
Country Residential CR 1	regulate the development of CR; no ag. pursuits	X		P	1	5 max. 5 parcels/ quarter	X				
Country Residential CR 2	regulate the development of CR; minor ag. pursuits	X		P	5	10 max. 5 parcels/ quarter	X				
Country Residential CR 3	regulate the development of CR. within the Sturgeon Lake Development Policy Area and other lakes in the I.D.; no ag. pursuits	X		P	1	3 max. 5 parcels/ quarter	X				
Highway Development	regulate development adjacent to highways	P	160	X			X				
Rural Industrial	accommodate agricultural and natural resource extraction related industrial buildings and uses considered appropriate in a rural area	D	NS	X			X				

Table 2 continued

I.D. NO. 20

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Rural Recreational	development of intensive and extensive recreational buildings and uses	X		X			X			
Forestry	regulate land use within the Green area	D	NS	X			X			

Table 1 - General Regulations

I.D. NO. 21

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
currently drafting a GMP	1981	NS	NS			NS	NS

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural 1	conservation of extensive areas of prime ag. land for a wide range of ag. uses	P	160	X			D			
Agricultural 2	control development around urban centres to those uses which require a larger parcel	P	160	X			D			
Country Residential CR 1	regulate the development of CR; minor ag. pursuits and industrial storage	X		P	3	10	X			
Country Residential CR 2	regulate the development of CR; no minor ag. pursuits and industrial storage	X		P	3	5	X			
Country Residential CR 3	regulate the development of CR; no ag. pursuits	X		P	3	5; max. 40 parcels/ quarter	X			
Highway Development	regulate development adjacent to primary highways and secondary roads	P	160	X			X			
Rural Industrial	accommodate industrial buildings and uses which are considered appropriate in a rural area	X		X			X			

Table 2 continued

I.D. NO. 21

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Rural Recreational	development of intensive and extensive recreational facilties and uses	X		X			X			
Public Lands Management	regulate land use within the green area	P	NS	X			D			

Table 1 - General Regulations

I.D. NO. 22

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
No GMP	1981	cultivated land - FA rating of 41% or better; non-cultivated land - CLI 1-3	NS			NS	NS

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural A1	conservation of extensive areas of prime ag. land for a wide range of ag. uses	P	160	X			D			
Agricultural A2	control development around urban centres to those uses which require a larger parcel	P	160	X			D			
Country Residential CR 1	regulate the development of CR; minor ag. pursuits and industrial storage	X		P	3	10	X			
Country Residential CR 2	same as CR 1 district	X		P	3	10	X			
Country Residential CR 3	regulate the development of CR; no minor ag. pursuits or industrial storage	X		P	3	5	X			
Country Residential CR 4	same as CR 3 district	X		P	3	5	X			
Country Residential CR 5	regulate the development of CR; no ag. pursuits	X		P	.5	NS	X			

Table 2 continued

I.D. NO. 22

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Highway Development	regulate development adjacent to highways and secondary roads	P	160	X			X			
Rural Industrial RM 1	accommodate industrial buildings and uses which are considered appropriate in a rural area	D	2	X			X			
Rural Industrial RM 2	development of site specific large manufacturing and resource extraction	X		X			X			
Rural Recreational	development of intensive and extensive recreational facilities and uses	X		X			X			
Public Lands Management	regulate land use within the green area	P	NS	X			D			ag. uses include only cattle grazing

I.D. NO. 23

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
in process of finalizing GMP	1981	NS	NS			NS	NS

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural A1	conservation of extensive areas of land for a wide range of ag. uses	P	160	X			D			
Agricultural A2	control development around urban centres to those uses which require a larger parcel	P	160	X			D			
Country Residential CR1	regulate the development of CR; no ag. pursuits	X		P	3	10	X			
Country Residential CR 2	regulate the development of CR; minor ag. pursuits	X		P	3	10	X			
Country Residential CR 3	regulate the development of CR adjacent to lakes; no ag. pursuits	X		P	1	3	X			
Highway Development	regulate development adjacent to highways	P	160	X			X			
Rural Industrial RM1	accommodate industrial buildings and uses which are considered appropriate in a rural area	P	NS	X			X			

Table 2 continued

I.D. NO. 23

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Rural Industrial RM2	development of site specific large manufacturing and resource extraction industries	X		X			X			
Rural Recreational	development of intensive and extensive recreational buildings and uses	X		X			X			
Forestry	regulate land use within the green area	D	NS	X			X			

SPECIAL AREAS 2, 3 & 4

Table 1 - General Regulations

YEAR OF GMP	YEAR OF LUB OR ORDER	DEFINITION-BETTER AGRICULTURAL LANDS	FIRST PARCEL OUT			M.D.S. RESTRICTIONS	
			TYPE	MIN. PARCEL SIZE (AC.)	MAX. PARCEL SIZE (AC.)	INTENSIVE LIVESTOCK	COUNTRY RESIDENTIAL
NO GMP	#444 1986	CLI Class 1-4	Universal Right	NS	preferably 3 ac. or less but not exceed. 10 ac.	yes	no

Table 2 - Districts

TYPE	INTENT OR PURPOSE	ACTIVITY								COMMENTS
		AGRICULTURE		MULTI COUNTRY RESIDENTIAL			INTENSIVE LIVESTOCK		OTHER	
			MIN. PARCEL SIZE (AC.)		MIN.PARCEL SIZE (AC.)	MAX.PARCEL SIZE (AC.)		COMMENTS		
Agricultural A		P	160	D	NS	10 ac.	D			Country Residential parcels are preferably not greater than 3 ac.

REFERENCES

Alberta Agriculture. 1984. Alberta Agriculture: Response to Environment Council of Alberta Questions Arising from Public Hearings into Maintaining and Expanding the Agricultural Land Base in Alberta. Alberta Agriculture, Edmonton.

Alberta Agriculture (Statistics Branch). 1987. 1986 Alberta Census of Agriculture. Alberta Agriculture, Edmonton.

Alberta Energy and Natural Resources. 1983. Soil Capability for Agriculture - A Summary and Application of Canada Land Inventory Data in Alberta. ENR No. T/45, Edmonton.

Alberta Municipal Affairs. n.d. A Guide to Land Use Planning in Alberta. Alberta Municipal Affairs, Edmonton.

Alberta Planning Board. 1982. Framework for Application of Regional Plan Guidelines. Alberta Municipal Affairs, Edmonton.

Alberta Planning Board. 1983. Agricultural Land: The Role of the Alberta Planning Board. Alberta Municipal Affairs, Edmonton.

Hursin, Tamara. 1987. Agricultural Smallholdings Study: Land Use Implications. Alberta Agriculture, Resource Planning Division, Edmonton.

Wehrhahn, R. 1987. Agricultural Land Base Monitoring Study (1982-1985). Alberta Agriculture, Resource Planning Division, Edmonton.